



Application for

Site Plan Application

STP

6/11

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Website: www.rockvillemd.gov

Type of Application: Mandatory Referral

☐ Site Plan Level 1 ☐ Site Plan Level 2 ☐ Site Plan Amendment (major) ☐ Site Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 751 Twinbrook Parkway; Rockville, MD

Subdivision 504 Lot(s) Parcel 430 (L.11005 F.194) Block

Zoning R90 Tax Account(s) 00143041 , ,

Applicant Information:

Please supply name, address, phone number and e-mail address for each.

Applicant Montgomery County, MD C/O Dept. of General Services-Division of Building Design & Construction

101 Monroe St. 11th Floor; Rockville, MD 20850. Kassa Seyoum P: (240) 777-6114, Kassa.Seyoum@montgomerycountymd.gov

Property Owner Montgomery County, MD C/O Dept. of General Services-Division of Building Design & Construction

101 Monroe St. 11th Floor; Rockville, MD 20850. Kassa Seyoum P: (240) 777-6114, Kassa.Seyoum@montgomerycountymd.gov

Architect Duane, Cahill, Mullineaux & Mullineaux Contact: Susan Mullineaux

18243-D Flower Hill Way; Gaithersburg, MD, 20879 P: (301) 208-0100 Email: dcmm1@comcast.net

Engineer Macris, Hendricks & Glascock, P.A. Contact: Patrick G. La Vay, P.E.

9220 Wightman Road, Suite 120; Montgomery Village, MD 20886 P: (301) 670-0840 Email: plavay@mhgpa.com

Attorney N/A

LEED AP Green Shape, LLC Contact: Iris Amdur

1001 Connecticut Avenue, NW Suite 725; Washington, DC 20036

Project Name Children's Resource Center

Project Description Construction of a new 44,000 sq. ft. building with 95 surface parking spaces. Located at the southeast corner of the property.

STAFF USE ONLY

Application Acceptance:

Application # OR

Pre-Application

Date Accepted

Staff Contact

Application Intake:

Date Received

Reviewed by

Date of Checklist Review

Deemed Complete: Yes ☐ No ☐

TO BE COMPLETED BY APPLICANT:Proposed Post Submission Area Meeting Date N/ALocation N/A**Level of review and project impact:**

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. Point calculations are not required for applications that qualify as major or minor site plan amendments, per sec. 25.05.07 of the zoning ordinance.

Tract Size 19.47 acres, # Dwelling Units Total 0 Square Footage of Non-Residential 44,000 sq.ft.

Residential Area Impact 0 %

Traffic/ Impact/trips 26

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	4
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	0
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	3
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	0
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1

Points Total* *WHERE NO DWELLING UNITS, NO NON-RESIDENTIAL SQUARE FOOTAGE OR NO INCREASE IN PEAK HOUR TRIPS ARE PROPOSED AND WHERE THERE IS NO SINGLE UNIT RESIDENTIAL DEVELOPMENT WITHIN 1/4 MILE*
 The total of the points determine the level of notification and the approving authority.

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:

☐ Site Plan Level 1 (6 or fewer pts)

☐ Site Plan Level 2 (7-15 pts)

NO POINTS ARE ASSIGNED TO THESE CATEGORIES.

Proposed Development:

Retail _____ Sq. Footage	Detached Unit _____	MPDU _____
Office _____ Sq. Footage	Duplex _____	Parking Spaces <u>95</u>
Restaurant _____ Sq. Footage	Townhouse _____	Handicapped <u>4</u>
Other <u>44,000</u> Sq. Footage	Attached _____	Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)
	Multi-Family _____	<u>55 points</u>
	Live-work _____	
Bicycle Parking: # Long Term <u>11</u>	# Short Term <u>10</u>	Total # Provided <u>21</u>



Children's Resource Center at Broome MS

Mandatory Referral Design Narrative

Introduction

The Children's Resource Center (CRC) is currently housed in the existing Hungerford Elementary School which was built around 1960. An addition was added in 1971. The current 36,815 SF facility includes programs for Infants and Toddlers, Early Childhood Services and the Parent Resource Center, the Wintergreen Child Development Center and the ARC Family Infant and Toddlers Program. A study was conducted in 2010 which identified the need to relocate the CRC to a different site as the property is scheduled for development of a new 99,000 SF elementary school by MCPS.

Following the evaluation of various options, Montgomery County decided to relocate the CRC building to the current Broome Middle School site located at 751 Twinbrook Parkway in Rockville. The 19.47 acre property is zoned R-90, and is situated on the north side of Twinbrook Parkway, approximately 700 feet southeast of Baltimore Road, in The City of Rockville, Maryland. The property is currently occupied by the former Broome Middle School building along with City maintained baseball fields, tennis courts and playgrounds. The property is currently owned by the Montgomery County Government, while the athletic facilities are leased by the City of Rockville. The site is currently referred to as "Broome Athletic Park".

In 2012 Montgomery County, in conjunction with Montgomery County Public Schools, commissioned a comprehensive Master Plan Study to study development of the Broome site for both the CRC building and the proposed renovation / expansion of Broome Middle School as a holding school facility. The program for the future Broome Holding School is anticipated to include:

- 145,000 square foot building by renovating and expanding the existing building.
- Onsite parking/queuing for 30 buses.
- Onsite parking for 150 passenger vehicles.

Three possible CRC building locations were studied- two on the west side of the Broome building and one on the east side; near the existing tennis courts.

As a result of the Master Plan analysis, the eastern option was selected. This roughly 3 acre site provides a distinct and separate building pad for the CRC building, including 95 parking spaces. The new three-story 41,000 (+/-) square foot building will house programs for Early Childhood Development, Infants and Toddlers and Parent Resource Center. The Day Care facilities currently housed at the West Edmonston site will not be relocated to the new building. There will be a total of 112 employees, 60 of which are MCPS employees.

The Children's Resource Center (CRC) is run by Montgomery County's Department of Health and Human Services (HHS). The programs and services being relocated the Broome site are listed below.

- Early Childhood Services:
 - Administers several programs under HHS that provide training, technical assistance, mentoring and on-site consultation for licensed child care programs serving children from birth to age five.
 - Assists families in locating licensed child care programs.
 - Administration for the Infants and Toddlers Program.
- Infants and Toddlers Program:
 - Assists families with their child's developmental and special needs.
 - Works with children from birth to age five and their families.
 - Provides early intervention services for development delays.
- Parent Resource Center:
 - Provides preschool opportunities for parents and children from birth to age five on a drop-in basis.
 - Promotes school readiness through play and learning activities.

Hours of Operation

The standard building hours of operation are scheduled to be from 9 AM to 5 PM. The Parent Resource Center (PRC) is open three days a week from 10:00 AM – 2:30 PM from September 12th through June 8th. The PRC is closed during the summer months. Although the Infants & Toddlers Program is managed out of the CRC, services are not provided at the facility. Rather, these services are provided in the natural environment (at home, daycare, pre-schools, parks, etc.) Of the 112 CRC employees, only 55 are anticipated to work out of the building on a full time basis.

Conformance with Comprehensive Master Plan

The 2002 Comprehensive Master Plan lists the property as being located within the Twinbrook Forest & Northeast Rockville Planning Area (Area 7). The existing and proposed land use is shown as Detached Residential, High Density (over 4 units per acre). Aside from listing the facilities at "Broome Athletic Park" in Chapter Six (Recreation, Parks & Open Space), there is no specific mention of this property in the 2002 Comprehensive Master Plan.

Conformance with the Twinbrook Neighborhood Plan

The 2009 Twinbrook Neighborhood Plan shows the existing and proposed lands use for the property as "Public Buildings & Facilities". The property is referred to as "Broome Athletic Park" on several of the maps through the Plan. In Chapter Six (The Environment), it is recommended to explore the possibility of conservation easements on suitable properties adjacent to environmentally sensitive areas. The

property is discussed briefly in Chapter Seven (Community Facilities: Recreation, Parks & Open Spaces). At the time the Neighborhood Plan was written, the facility was still used as space for several programs run by the Montgomery County Department of Health & Human Services (HHS). The services are listed as: Community Re-Entry Services (for incarcerated adults and/or those with mental health or substance abuse problems), Outpatient Addiction Services, Mental Health and Case Management Core Service Agency, and the Interfaith Clothing Center (for distribution of clothing and household goods to those in need). It is also mentioned that the gymnasium and athletic facilities are leased to the City of Rockville for Recreational use. Community concern over the HHS activities is cited, and the Plan recommends removing these social service programs from the site, stating that they are “not compatible with the residential community or an adjacent elementary school.”

At the time of this application, all of the aforementioned HHS services, with the exception of the Interfaith Clothing Center, have been removed from the site. Furthermore, HHS will be removing the Interfaith Clothing Center prior to the start of construction for the new Children’s Resource Center building. Although the new services provided at the Children’s Resource Center are considered social service programs, their nature is significantly more compatible with the residential community and adjacent elementary school. To address the environmental recommendation in Chapter Six, as well as the projects Forest Conservation needs, a large area of existing and newly planted forest between the proposed building and Linthicum Drive will be placed in a Forest Conservation Easement.

Landscape, Screening & Lighting

Intensive landscaping treatment will be provided to supplement the existing forest cover and screen the development from the surrounding community. Several street trees along with rows of evergreens are being provided along Twinbrook Parkway and Linthicum Street. An additional row of evergreens is being provided along the base of the retaining wall to further screen this wall from the community. In accordance with the City’s Zoning Code, shade trees are being provided within the new parking area to shade the newly paved areas. Additional trees, shrubs and ground covers will be provided within the stormwater management micro-bioretenment facilities.

Site lighting will be provided to illuminate the parking lot, but will be provided in down-lit fixtures to avoid impacts to the adjacent residential properties.

Adequate Public Facilities

The project is non-residential and is therefore not subject to public school availability review. As outlined in the submitted Traffic Impact Statement, the CRC will generate 25 to 26 peak hour trips, with the exception of Tuesdays on which it would generate 51 to 53 peak hour trips. The facility will include pedestrian, bicycle and transit facilities and will be located in close proximity to existing school facilities that will support the operation of the CRC, thereby reducing the need for some off-site travel. Since 80 percent of the workweek will experience peak hour traffic generation of less than 30 trips and several

alternatives for transportation are being provided, significant impacts to the City's public transit system are not anticipated.

Fire and emergency vehicle access will be provided within the newly proposed parking lot and will meet the current City Fire Marshal Regulations. A Fire Protection Site Plan has been submitted as part of this application.

Both water & sewer service is available in Twinbrook Parkway. These facilities are owned and operated by the Washington Suburban Sanitary Commission (WSSC) and approval for the new services will be reviewed and approved by WSSC. Electric, telephone and communication services are available in overhead wires that traverse Twinbrook Parkway. As required by the City of Rockville Zoning Ordinance, the new utility services will be installed below grade on the CRC site along with the electric transformer.

Environmental

A Simplified Natural Resources Inventory / Forest Stand Delineation was approved for the CRC project area on September 27, 2013. The CRC project area contains 1.10 acres of existing forest cover, of which 0.47 acres will be removed and 0.63 acres will be retained. In accordance with the City of Rockville's Forest Conservation regulations, 0.50 acres of new forest will be planted to mitigate the proposed clearing. The project will also involve minor encroachment into an adjacent Stream Valley Buffer (SVB). The SVB is likely the result of a natural drainage path that was replaced with a public storm drain system on the Broome site. To mitigate this encroachment, tree planting within the buffer is proposed at a rate of 2:1 (new to existing removed). Additionally, to mitigate the significant tree (30" and greater) loss the project will provide over 100 additional tree plantings throughout the site. A Preliminary Forest Conservation Plan reflecting this information is currently under review by the City Forestry Department.

Stormwater Management for the project will be provided in accordance with the current State of Maryland and City of Rockville Regulations. Environmental Site Design is being utilized to the Maximum Extent Practicable. Proposed stormwater management practices include a green roof, surface micro-bioretenion facilities, planter box micro-bioretenion facilities and porous paving in a portion of the parking lot. A combined Pre-Application & Development Stormwater Management Concept Plan is currently under review by the City Department of Public Works.

Parking & Circulation

A new parking lot to serve the CRC building is proposed between the building and Twinbrook Parkway, with a capacity of 95 spaces (including 4 accessible spaces). The closest applicable use in the Zoning Ordinance's parking requirements is general office, which generates 1 parking space per 300 square feet of floor area. At this rate, 147 spaces would be required which is well above the CRC user demand. To avoid additional impacts to the environmentally sensitive area, as well as the existing Broome MS site, parking has been provided in accordance with the user demand. However, the overall Broome site will include 175 total spaces plus significant additional space within the existing bus loop (no longer in use).

Therefore, significant overflow parking for the CRC and parking for after-hours events at the athletic fields will be provided. Included with this application is a Parking Facilities Plan which includes parking calculations based on building space, CRC user demand, and the Zoning Code.

A new driveway is proposed on Twinbrook Parkway to serve the CRC site. Adequate circulation space is provided for passenger, commercial and emergency vehicles within the new parking lot. A small drop-off area is located at the main front entrance and a trash/recycling enclosure is located at the left front of the building. Circulation to the adjacent parking lot (to remain) will be maintained by rebuilding the existing driveway and creating a separate drive aisle adjacent to the CRC project site.

Pedestrian Access

Pedestrian access to the CRC site will be provided by two seven-foot lead sidewalks from Twinbrook Parkway. Although pedestrian access to the tennis courts will remain from the Broome side of the project, a new ADA compliant stairway and ramp system is proposed to enhance access to the tennis courts. Access to the baseball fields will not be impacted by this project. Since the CRC building will encroach into the area currently home to the tennis court spectator seating, an access path and new area for spectator seating will be created on the north side of the tennis courts.

Community Outreach

Following the completion of the aforementioned Master Plan Study, an initial Community Meeting was held on April 17, 2013 at Meadowhall Elementary School in Rockville. A second community meeting was held on April 30, 2013 to present information to those unable to attend the April 17th presentation. A third and final “pre-application” Community Meeting was held on November 20, 2013 to follow-up on the community issues that were addressed, as a precursor to filing this Mandatory Referral application. Eight topics of concern were expressed by the community throughout the aforementioned meetings, and each has been addressed in the current design. Below is a breakdown of each topic and the design team’s response.

1. *CRC Facility Design (i.e. building design compatibility, screening, aesthetics).*

RESPONSE: While the building is three stories internally, the surrounding grades have been utilized to maintain two visible levels from Twinbrook Parkway while the basement (3rd level) is built below grade into a hill. The County is currently developing design options (elevations) and plans to solicit community feedback on architectural features/aesthetics of the building. Significant landscaping is proposed to provide screening and buffering from Twinbrook Parkway and Linthicum Street.

2. *Eliminate Service Drive from Linthicum Street.*

RESPONSE: Originally, a service/loading driveway was proposed to the back of the building from Linthicum Street. After redesign efforts and further code analysis, this driveway has been eliminated.

3. *Preserve environmental features, forested area and enhance forested area.*

RESPONSE: The building and site have been designed to minimize encroachment into the existing forested area and stream valley buffer. Minimal parking is also provided to enhance this effort. Numerous shade and screening trees are being added to the site and the existing forested area is being expanded toward Rock Creek Park; where a gap exists today.

4. *Preserve and maintain access to existing tennis courts, ball fields and playground. Provide afterhours use of CRC parking areas for park use.*

RESPONSE: The CRC building has been located to avoid permanent impacts to the tennis courts, ball fields or playground. During construction, there will be a period where the tennis courts are off limits for safety reasons. Pedestrian access to these areas is being enhanced, as an ADA compliant sidewalk network connecting these facilities with the CRC parking lot and Twinbrook Parkway is proposed with the development. The County has committed to allowing afterhours use of the CRC parking lot for park users.

5. *Traffic Concerns (especially heavy vehicles during construction).*

RESPONSE: Montgomery County will include contract requirements and work with the General Contractor to conduct criminal background checks of all contractors and limit the use of neighborhood roads. Construction activity will be limited to specified hours of the day. Once the CRC facility is open, HHS will plan and implement protocol for scheduling customer and site visits to minimize the daily peak hour traffic impacts.

6. *On-site parking adequacy and preventing parking on Twinbrook Parkway / Linthicum Street.*

RESPONSE: The County has revised the project requirements to increase the number of on-site parking spaces from 56 to 95. The County and Design Team has worked with the City of Rockville to develop the appropriate number of spaces (95) to serve the CRC building while also limiting impacts to the surrounding environmental features.

7. *Concerns with existing HHS programs at Broome.*

RESPONSE: Currently, HHS has committed to removing all of the current programs at Broome by the end of 2015.

8. *Broome Middle School Modernization Project (by MCPS). When will MCPS renovate the building and why can't CRC use the existing building?*

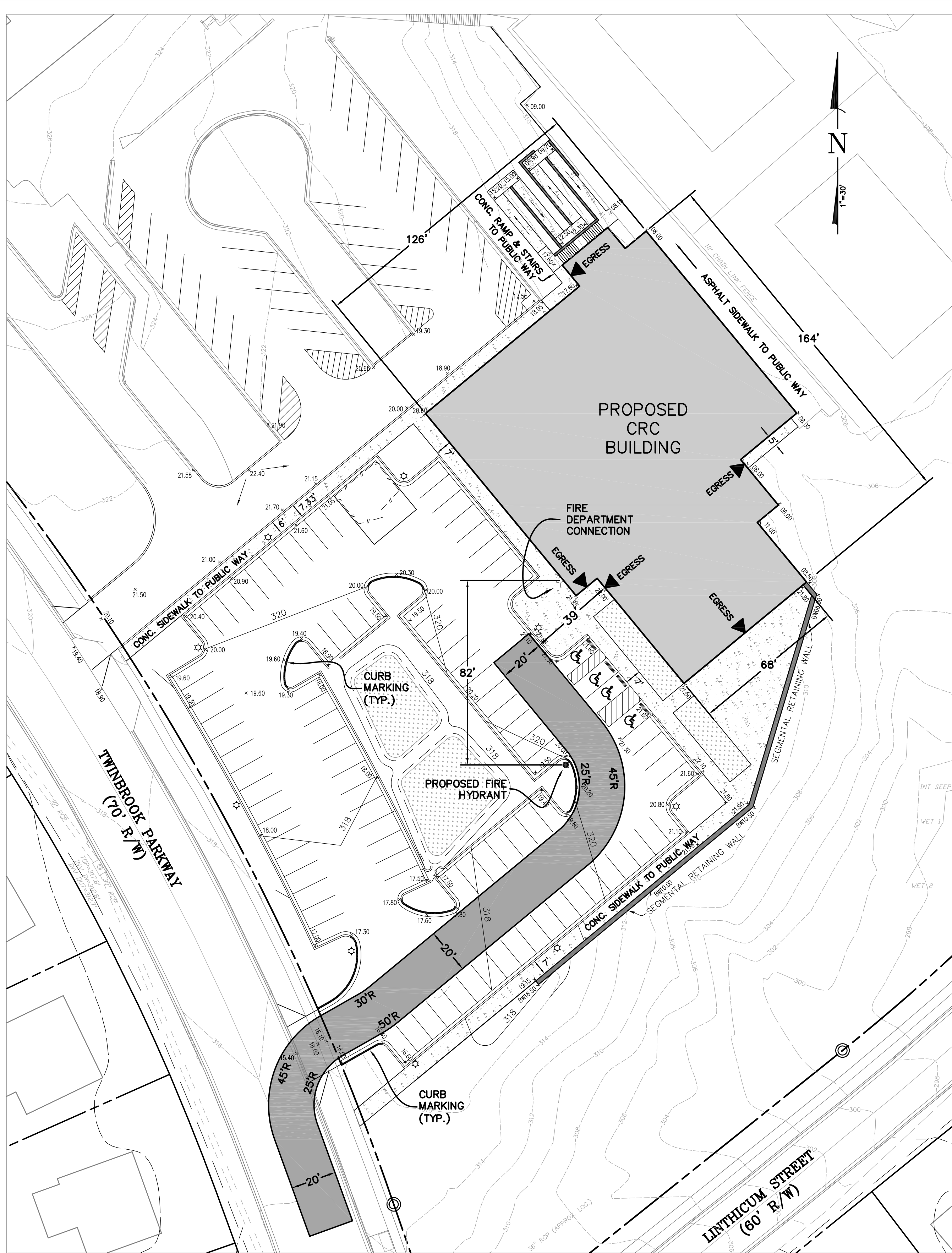
RESPONSE: MCPS has informed the County that the Broome Middle School renovation project is "inevitable". The County will continue to hold this facility until MCPS formally requests it back. In the meantime, the County is unable to use bond funds to renovate the existing Broome building for CRC use. This is due to the County's requirement that bond funds can only be used on buildings with anticipated life of 20 years or more. Therefore, the funding would need to come from the County's annual operating budget. Given the County's current fiscal situation, and the inevitability of MCPS taking Broome back, CRC use of the existing building is not a feasible option.

LEED Certification

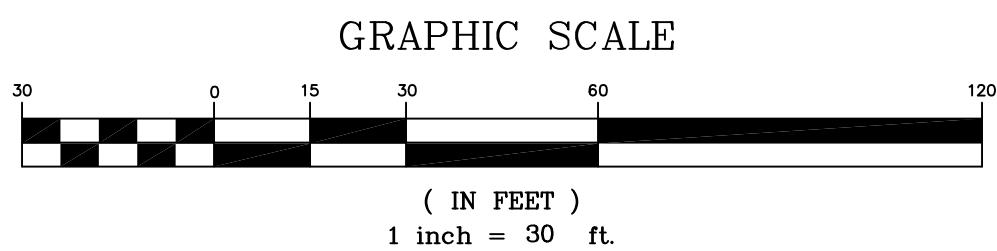
The new CRC project will be designed to achieve a LEED Silver rating and may include features such as:

1. Bio-retention storm water management facilities
2. Vegetative green roof
3. Porous concrete paving in the parking lot
4. Extensive landscaping
5. Geothermal ground source heat pump system
6. High efficiency mechanical, plumbing and electrical equipment
7. Energy efficient building envelope and window systems
8. Natural day lighting

A copy of the preliminary LEED Checklist is included with the Mandatory Referral application.

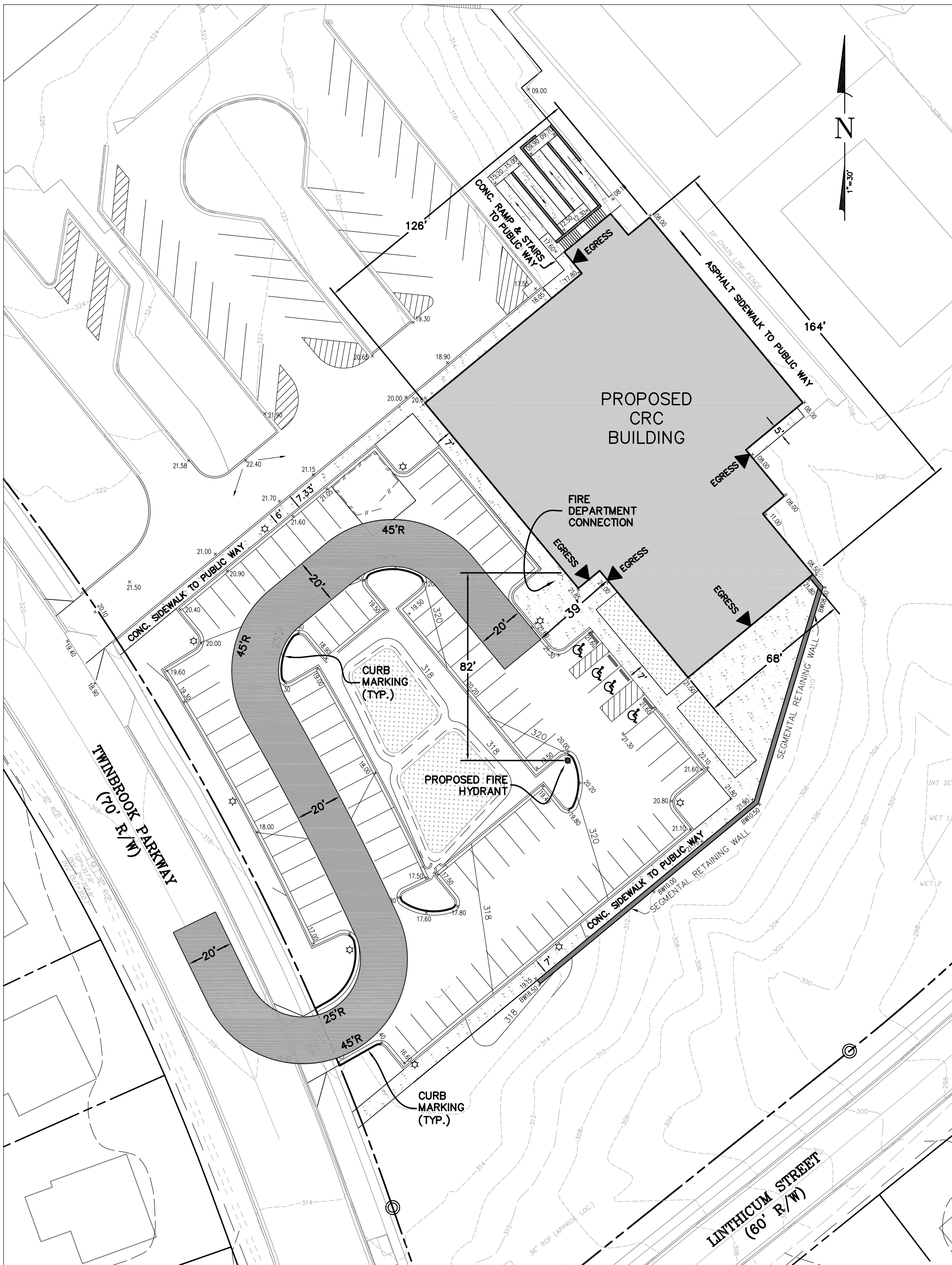


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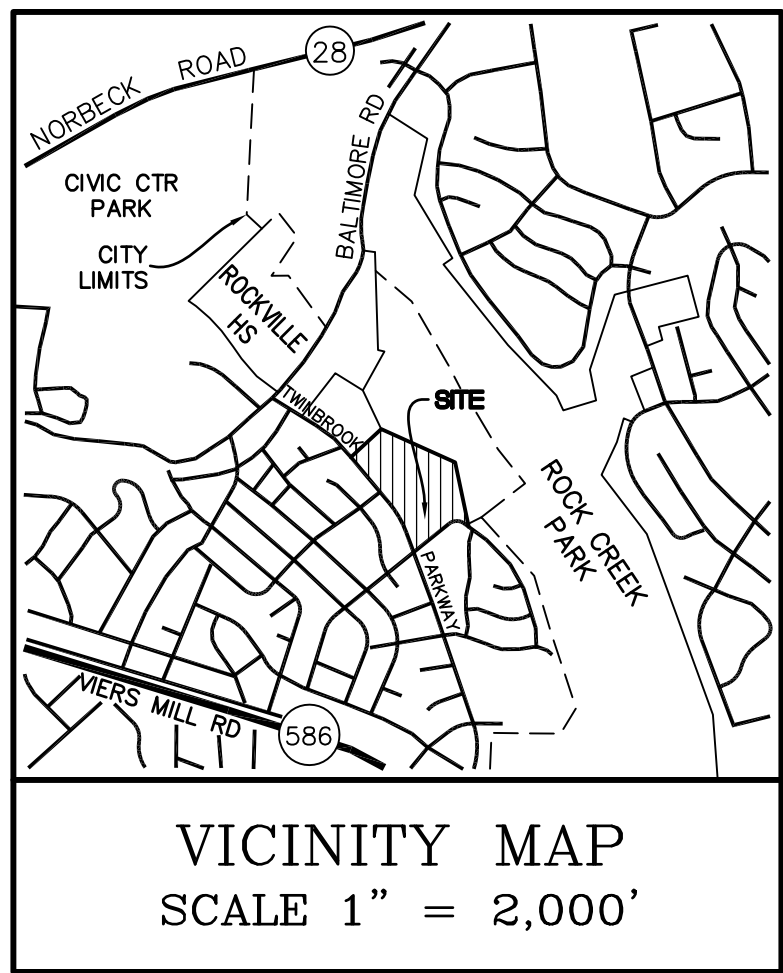


- BUILDING CODE SUMMARY**
- USE GROUPS: THE BUILDING CONSISTS OF TWO DISTINCT AND SEPERATED USE GROUPS. THE LARGER AREA OF THE BUILDING (WEST SIDE) IS BUSINESS-B TYPE USE GROUP. THE SMALLER PORTION OF THE BUILDING (EAST SIDE) IS ASSEMBLY A3 TYPE USE GROUP.
 - CONSTRUCTION CLASSIFICATION: IIB (NON-COMBUSTIBLE-UNPROTECTED).
 - FIRE PROTECTION SYSTEMS: BUILDING SHALL BE FULLY SPRINKLERED AND INCLUDE A FIRE ALARM SYSTEM.
 - HEIGHT CALCULATIONS:
ALLOWABLE HEIGHT - 55'-0" PLUS 20'-0" FOR SPRINKLERS = 75'-0".
ACTUAL HEIGHT - 49'-4" FROM GRADE AT REAR OF BUILDING TO PENTHOUSE.
 - AREA CALCULATIONS (NO PERIMETER INCREASE):
BUSINESS USE BUILDING
ALLOWABLE AREA - 23,000 SF + 46,000 SF (200% SPRINKLER INCREASE) = 69,000 SF PER FLOOR.
ACTUAL AREA - 12,513 SF.
ASSEMBLY USE BUILDING
ALLOWABLE AREA - 9,500 SF + 28,000 SF (300% SPRINKLER INCREASE, SINGLE STORY) = 38,000 SF PER FLOOR.
ACTUAL AREA - 4,525 SF.

- MEANS OF EGRESS SUMMARY**
- EXIT TERMINATION: LOCATIONS PROVIDING EMERGENCY EGRESS FROM THE PROPOSED BUILDING ARE SHOWN ON THIS PLAN.
 - EXIT DISCHARGE:
 - WIDTH - EXITS DISCHARGE TO A WALKING SURFACE WITH A MINIMUM WIDTH OF 5 FEET.
 - THE EXIT DISCHARGES ARE PROPOSED TO BE CONSTRUCTED OF CONCRETE OR ASPHALT, WHICH ARE ASSUMED TO BE STABLE, LEVEL, SLIP-RESISTANT AND FREE OF TRIPPING HAZARDS.
 - THE EXIT DISCHARGES ARE CONNECTED TO THE PUBLIC WAY. A STAIRWAY AND ADA COMPLIANT RAMP SYSTEM IS PROPOSED TO CONNECT THE REAR OF THE BUILDING WITH THE PUBLIC WAY.
 - SPECIAL PROVISIONS: NONE.



EXIT PATH
1"=30'



PROPERTY INFORMATION

SUBJECT PROPERTY: Parcel P430
(L.11005 F.194)
751 TWINBROOK PARKWAY
ROCKVILLE, MD 20851

PROPERTY OWNER: MONTGOMERY COUNTY, MD

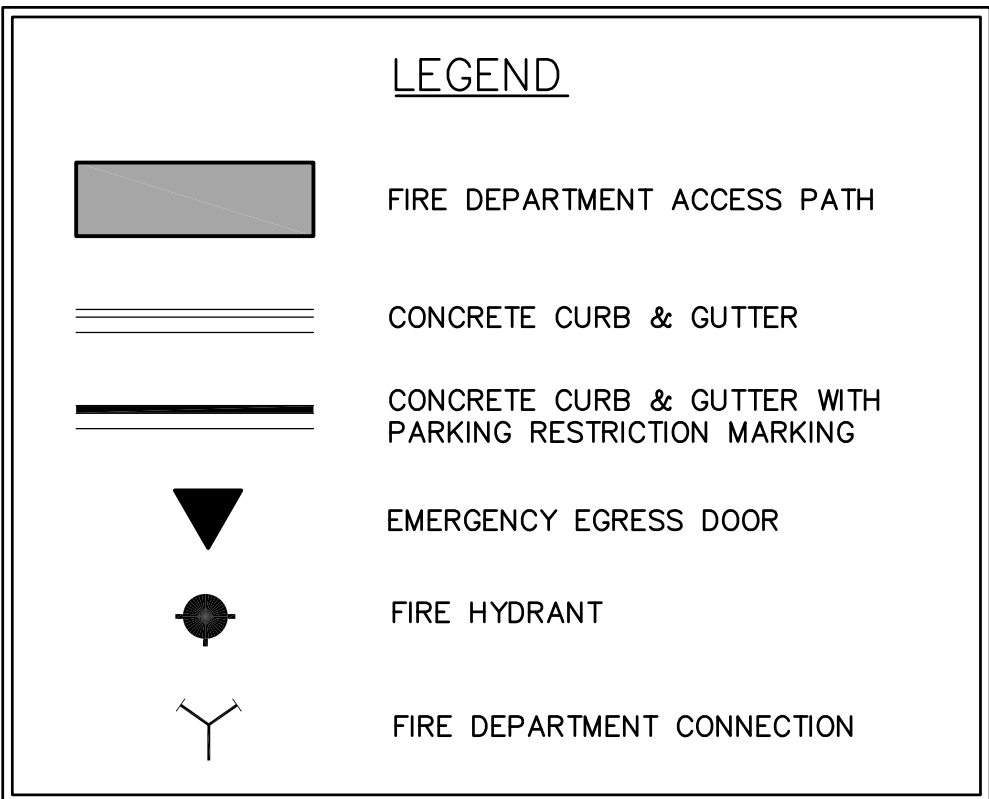
EXISTING PARCEL AREA: 848,145 S.F. OR 19.47 ACRES

ZONING CLASSIFICATION: SINGLE UNIT DETACHED DWELLING,
RESTRICTED RESIDENTIAL (R-90)

TAX ID NUMBER: 04-00143041

EXISTING USE: UNOCCUPIED MIDDLE SCHOOL &
BROOME ATHLETIC PARK

PROPOSED USE: CHILDREN'S RESOURCE CENTER
WITH EXISTING FACILITIES TO REMAIN



- FIRE DEPARTMENT ACCESS SUMMARY**
- ALL EXTERIOR PORTIONS OF THE PROPOSED BUILDING (SPRINKLERED) ARE NO FURTHER THAN 450 FEET FROM THE FIRE DEPARTMENT ACCESS PATH. ALONG A PATH THAT REASONABLY COULD BE EXPECTED TO BE WALKED BY FIRE DEPARTMENT PERSONNEL.
 - THE ACCESS PATH IS A MINIMUM OF 20 FEET WIDE AND ALLOWS A MINIMUM OF 13'-6" VERTICAL CLEARANCE. THE PROPOSED DRIVING SURFACE IS ASPHALT.
 - THE PROPOSED CURB CUT IN TWINBROOK PARKWAY IS DESIGNED TO ACCOMMODATE TURNING MOVEMENTS INTO AND OUT OF THE SITE BY A FIRE DEPARTMENT APPARATUS.
 - ADEQUATE MANEUVERING SPACE IS PROVIDED WITHIN THE FIRE DEPARTMENT ACCESS PATH TO ENTER AND EXIT THE SITE WITHOUT A TURNAROUND AREA.
 - NO OBSTRUCTIONS (I.E. GATES, BOLLARDS, ETC.) ARE PROPOSED WITHIN THE FIRE DEPARTMENT ACCESS PATH.
 - CURB MARKING IS PROPOSED FOR PARKING RESTRICTION ALONG AREAS OF THE FIRE DEPARTMENT ACCESS PATH SHOWN ON THIS PLAN.
 - THE LOCATIONS OF THE PROPOSED FIRE DEPARTMENT CONNECTION (FDC) AND PRIVATE FIRE HYDRANT ARE SHOWN ON THIS PLAN. THE FDC IS LESS THAN 100 FEET FROM THE PROPOSED FIRE HYDRANT.
 - FIRE FLOW DATA
8.1. TEST HYDRANT LOCATION: CORNER OF TWINBROOK PARKWAY & SHETLAND STREET.
8.2. TEST DATE: OCTOBER 24, 2013.
8.3. STATIC PRESSURE: 70 PSI
8.4. RESIDUAL PRESSURE: 56 PSI
8.5. PITOT FLOW: 2,211 GPM
8.6. MAINLINE SIZE: 12 IN. (WSSC SYSTEM)
8.7. REQUIRED FIRE FLOW: 400 GPM

TAX MAP HR122

WSSC 218NW05

FIRE PROTECTION SITE PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

 MHG 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors	
	Proj. Mgr. PGL	Designer PGL
	Date 12/11/13	Scale 1"=30'
	Project No. 12.129.13	Sheet 1 of 1

Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 16905, Expiration Date: 04/21/2014



DUANE, CAHILL, MULLINEAUX & MULLINEAUX, P. A.
Architecture, Planning, Interiors, Consulting

Susan Young Mullineaux, AIA
Richard C. Mullineaux, AIA
Franklin J. Duane, AIA (retired)
John C. Cahill, RA 1931-1994

December 4, 2013

OUTLINE OF ANTICIPATED LEED CREDITS – CONCEPT DESIGN
CHILDREN'S RESOURCE CENTER
Rockville, Maryland

SUSTAINABLE SITES **26 Possible Points**

SSp1 Construction Activity Pollution Prevention	Required
SSc4.2 – Alternative Transportation: Bicycle Storage & Changing Rooms	1
SSc4.3 – Alternative Transportation: Low Emitting & Fuel-Efficient Vehicles	3
SSc4.4 – Alternative Transportation: Parking Capacity	2
SSc5.1 – Site Development: Protect or Restore Habitat	1
SSc5.2 – Site Development: Maximize Open Space	1
SSc6.1 – Stormwater Design – Quantity Control	1
SSc6.2 – Stormwater Design – Quality Control	1
SSc7.1 – Heat Island Effect: Non-Roof	1
SSc7.2 – Heat Island Effect: Roof	1
SSc8- Light Pollution Reduction	1
SUBTOTAL	13

WATER EFFICIENCY **10 Possible Points**

WEp1 Water Use Reduction	Required
WEc1 – Water Efficient Landscaping	4
WEc3 Water Use Reduction	3
SUBTOTAL	7

ENERGY AND ATMOSPHERE **35 Possible Points**

EAp1 Fundamental Commissioning of Building Energy Systems	Required
EAp2 Minimum Energy Performance	Required
EAp3 Fundamental Refrigerant Management	Required
EA1 Optimize Energy Performance	15
EA4 Enhance Refrigerant Management	1
SUBTOTAL	16

MATERIALS AND RESOURCES **14 Possible Points**

MRp1 Storage and Collection of Recyclables	Required
MR2 Construction Waste Management	2
MR4 Recycled Content	1
MR5 Regional Materials	1
MR7 Certified Wood	1
SUBTOTAL	5

INDOOR ENVIRONMENTAL QUALITY

15 Possible Points

IEQp1	Minimum Indoor Air Quality Performance	Required
IEQp2	Environmental Tobacco Smoke (ETS) Control	Required
IEQ1	Outdoor Air Delivery Monitoring	1
IEQ3.1	Construction Indoor Air Quality Management Plan- Construction	1
IEQ3.2	Construction Indoor Air Quality Management Plan- Before Occupancy	1
IEQ4.1	Low-Emitting Materials – Adhesives and Sealants	1
IEQ4.2	Low-Emitting Materials – Paints and Coatings	1
IEQ4.3	Low-Emitting Materials – Flooring Systems	1
IEQ4.4	Low-Emitting Materials – Composite Wood and Agrifiber Products	1
IEQ5	Indoor Chemical and Pollutant Source Control	1
IEQ6.1	Controllability of Systems- Lighting	1
IEQ6.2	Controllability of Systems- Thermal Comfort	1
IEQ 7.1	Thermal Comfort – Design	1
<u>IEQ 8.2</u>	<u>Daylight and Views- Views</u>	<u>1</u>
SUBTOTAL		12

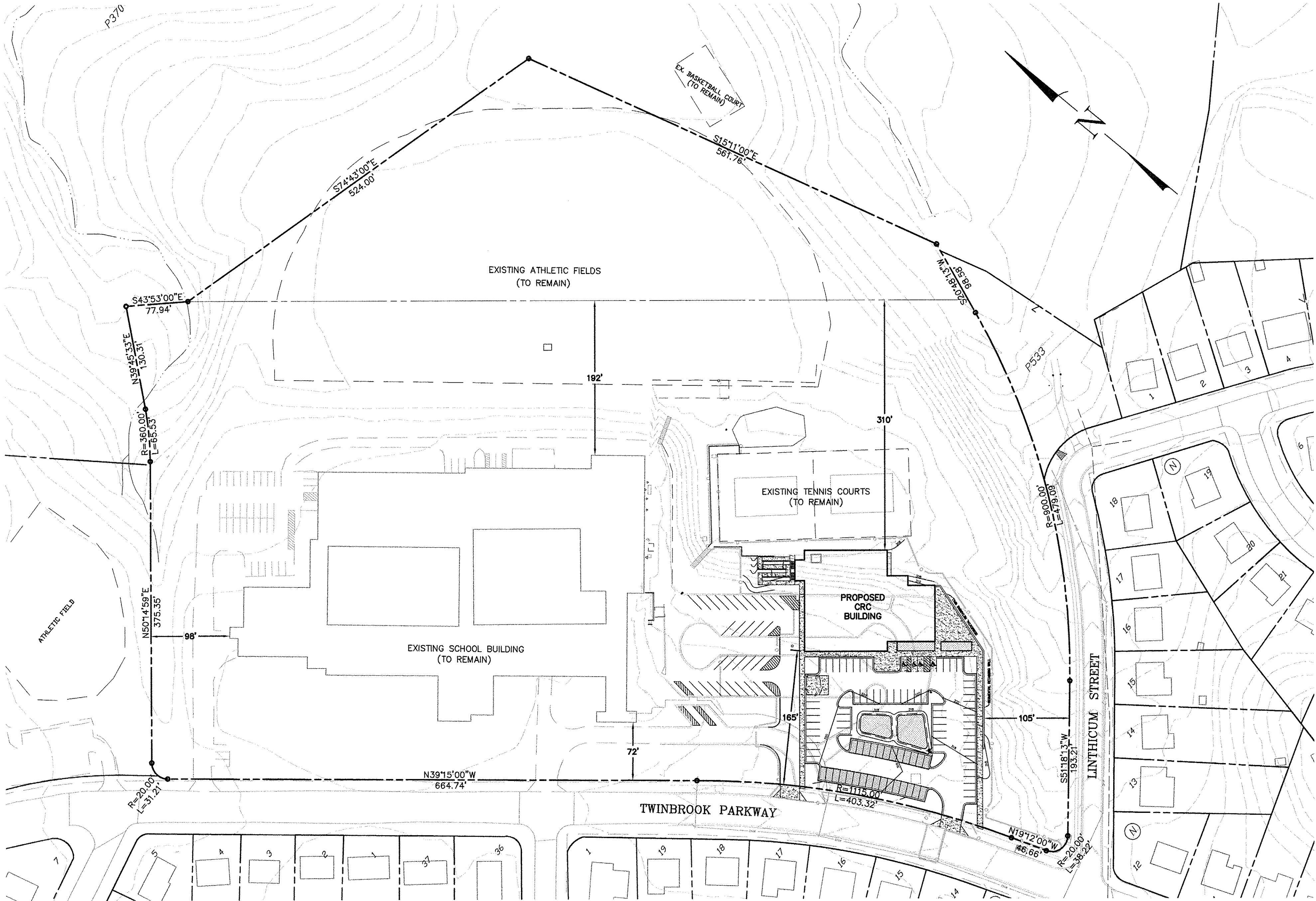
INNOVATION IN DESIGN

6 Possible Points

ID1	Innovation in Design – Educational Outreach	1
<u>ID1</u>	<u>Innovation in Design – Green Cleaning</u>	<u>1</u>
SUBTOTAL		2

Total Anticipated Points

55 Points (LEED Silver- 50-59 points)



SUBJECT PROPERTY: Parcel P430 (L11005 F.194) 751 TWINBROOK PARKWAY ROCKVILLE, MD 20851

PROPERTY OWNER: MONTGOMERY COUNTY, MD

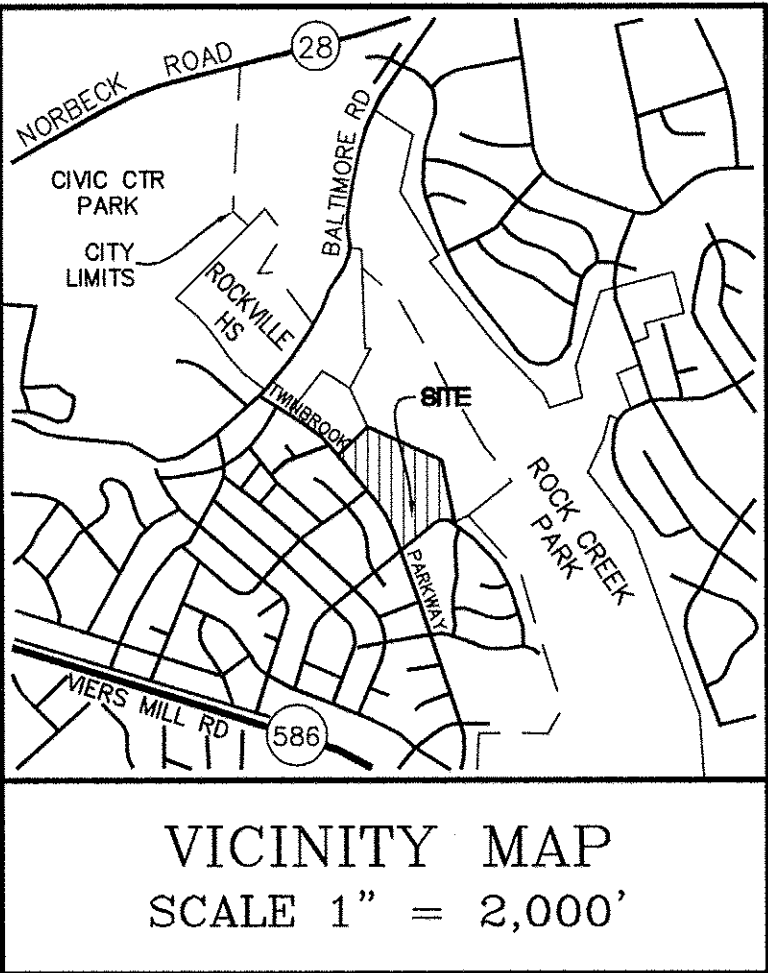
EXISTING PARCEL AREA: 848,145 S.F. OR 19.47 ACRES

ZONING CLASSIFICATION: SINGLE UNIT DETACHED DWELLING, RESTRICTED RESIDENTIAL (R-90)

TAX ID NUMBER: 04-00143041

EXISTING USE: UNOCCUPIED MIDDLE SCHOOL & BROOME ATHLETIC PARK

PROPOSED USE: CHILDREN'S RESOURCE CENTER WITH EXISTING FACILITIES TO REMAIN



	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
MINIMUM LOT AREA: 25.10.05 (a)	9,000 S.F.	848,145 S.F.
MINIMUM LOT WIDTH AT FRONT SETBACK: 25.10.05 (a)	80 FT.	1,090 FT.
MINIMUM LOT WIDTH AT FRONT LOT LINE: 25.10.05 (a)	25 FT.	1,050 FT.
MINIMUM FRONT SETBACK: 25.10.05 (a)	30 FT.	165 FT. [CRC BUILDING] 72 FT. [EX. BUILDING]
MINIMUM SIDE YARD AT STREET: 25.10.05 (a)	20 FT.	105 FT. [CRC BUILDING] N/A [EX. BUILDING]
MINIMUM SIDE YARD AT LAND 25.10.05 (a)	11 FT.	N/A [CRC BUILDING] 98 FT. [EX. BUILDING]
MINIMUM REAR YARD: 25.10.05 (a)	25 FT.	310 FT. [CRC BUILDING] 192 [EX. BUILDING]
MAXIMUM BUILDING HEIGHT: 25.10.05 (a)	35 FT.	35 FT. [CRC BUILDING]* UNKNOWN [EX. BUILDING]
MAXIMUM LOT COVERAGE: 25.10.05 (a)	25% OR 212,036 S.F.	16% OR 136,366 S.F.
MAXIMUM IMPERVIOUS IN FRONT YARD 25.10.05 (a) & (c)	30% OR 10,302 S.F.	20% OR 7,010 S.F.
PARKING:		
NUMBER OF AUTO SPACES: 25.16.03	147 SPACES**	96 SPACES [CRC BUILDING]**
ACCESSIBLE PARKING: COMAR 05.02.02	4 SPACES	4 SPACES
NUMBER OF BICYCLE SPACES—SHORT TERM: 26.16.03	3 SPACES	12 SPACES
NUMBER OF BICYCLE SPACES—LONG TERM: 26.16.03	9 SPACES	9 SPACES
MINIMUM LANDSCAPE STRIP ADJOINING R/W: 26.16.03	10 FEET***	10 FEET
MINIMUM PERIMETER LANDSCAPE	7 FEET***	N/A [CORNER LOT]
INTERNAL LANDSCAPING	5.0% OR 1,842 S.F.***	21% OR 7,872 S.F.

*PER ARCHITECTURAL DRAWINGS PROVIDED BY DCMM ARCHITECTS. AS THE BUILDING IS SET BACK GREATER THAN 35 FEET FROM TWINBROOK PARKWAY, THE HEIGHT IS MEASURED FROM THE BUILDING HEIGHT MEASURING POINT SHOWN.

**REFER TO PARKING FACILITIES PLAN FOR PARKING TABULATIONS RELATED TO THE CRC PROJECT AND OVERALL SITE.

***PER SECTION 4 OF THE 2009 LANDSCAPING, SCREENING & LIGHTING MANUAL

PROJECT CONSULTANTS

CIVIL ENGINEER:
MACRIS, HENDRICKS & GLASCOCK, P.A.
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
PHONE: (301) 670-0840 FAX: (301) 948-0693
CONTACT: PATRICK LA VAY
EMAIL: PLAVAY@MHGPA.COM

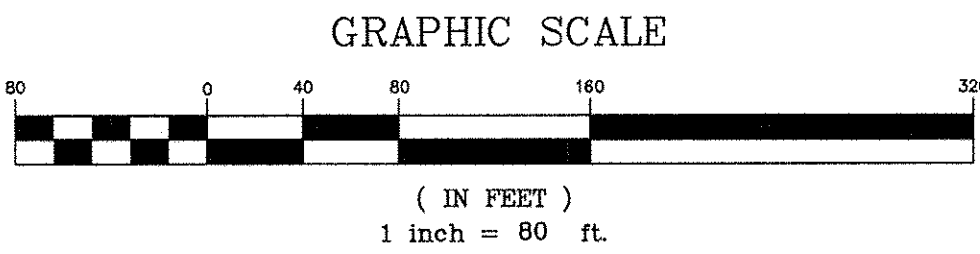
ARCHITECT:
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GAITHERSBURG, MD 20879
PHONE: (301) 208-0100
CONTACT: SUSAN MULLINEAUX, AIA
EMAIL: DCM1@COMCAST.NET

LANDSCAPE ARCHITECT:
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CONTACT: VICTORIA BRYANT
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TRAFFIC ENGINEER:
LENHART TRAFFIC CONSULTING, INC.
331 REDWOOD GROVE COURT
MILLERSVILLE, MD 21108
PHONE: (410) 987-3888
CONTACT: MIKE LENHART
EMAIL: MLENHART@LENHARTTRAFFIC.COM

SITE PLAN NOTES

1. THE TOPOGRAPHY SHOWN WITHIN THE AREA OF DEVELOPMENT IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. IN JULY 2013 WITH 2' CONTOUR INTERVALS. VERTICAL DATUM IS BASED ON NAVD 29 AND BASED ON ELEVATIONS FROM SEWER MANHOLE INVERTS FOR STRUCTURES #27829 (INV.=316.70) AND #27830 (INV.=318.70) AS SHOWN ON A WATER & SEWER EXTENSION PLAN FOR TWINBROOK FOREST BY THE WASHINGTON SUBURBAN SANITARY COMMISSION CONTRACT NO. 2034-W&S. HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM 83(2011) DATUM AS PROJECTED BY NGS. THE KeyNetGPS VIRTUAL REFERENCE SYSTEM (VRS) WAS USED TO ESTABLISH THE HORIZONTAL CONTROL FOR THE SITE.
2. BOUNDARY INFORMATION FOR THE SUBJECT PROPERTY IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. SUPPLEMENTED WITH RECORDED DEEDS & PLATS.
3. THE TOPOGRAPHY OUTSIDE OF THE AREA OF DEVELOPMENT AND OFF-SITE PROPERTY BOUNDARIES ARE BASED ON AVAILABLE GIS DATA.
4. WATER AND SEWER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.
5. THE PROPERTY IS ZONED R-90.
6. A SIMPLIFIED NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION (FTPO#2014-00003) WAS APPROVED FOR THIS PROJECT ON SEPTEMBER 27, 2013.
7. A PRELIMINARY FOREST CONSERVATION PLAN FOR THIS PROJECT IS CURRENTLY UNDER REVIEW.
8. A COMBINED PRE-APPLICATION & DEVELOPMENT STORMWATER MANAGEMENT CONCEPT (SCP#2014-00013) FOR THIS PROJECT IS CURRENTLY UNDER REVIEW.
9. THIS SITE IS WITHIN PLANNING AREA 7 (TWINBROOK FOREST & NORTHEAST ROCKVILLE).
10. THE SITE IS TRIBUTARY TO THE LOWER ROCK CREEK WATERSHED. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED HAS A STATE USE CLASSIFICATION OF I-P.
11. REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.
12. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.



OWNER/APPLICANT
MONTGOMERY COUNTY, MARYLAND
C/O DEPARTMENT OF GENERAL SERVICES
DIVISION OF BUILDING DESIGN & CONSTRUCTION
101 MONROE STREET, 11TH FLOOR
ROCKVILLE, MD 20850
PHONE: (240) 777-6114
CONTACT: KASSA SEYOUN

NO.	DATE	DESCRIPTION	BY

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 16905, Expiration Date: 04/21/2014

12-11-13

TAX MAP HR122

WSSC 218NW05

OVERALL SITE PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

	Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors	Proj. Mgr. PGL	Designer PGL
		Date 12/11/13	Scale 1"=80'
		Project No. 12,129.13	Sheet 1 of 1

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhgapa.com



LEGEND

EXISTING

PROPOSED

Asphalt

Curb & Gutter

Spill Gutter

Concrete

Porous Concrete

SWM Micro-Bioretentation

Sign

Wheel Stop

Building

Spot Elevation

Contour

Limits of Disturbance

Light Post

Electric

Overhead Wires

Sanitary Sewer

Storm Drain

Water Line

Gas

Telephone

Asphalt

Curb & Gutter

Spill Gutter

Concrete

Porous Concrete

SWM Micro-Bioretentation

Sign

Wheel Stop

Building

Spot Elevation

Contour

Limits of Disturbance

Light Post

Electric

Overhead Wires

Sanitary Sewer

Storm Drain

Water Line

Gas

Telephone

EX. 8" SEW

EX. 15" S/D

EX. 6" WAT

8" SEWER

15" RCP

CLEAN OUT

GRAPHIC SCALE

TAX MAP HR122

WSSC 218NW05

STATE OF MARYLAND

STEPHEN EDWARD GRUBB

REGISTERED PROFESSIONAL ENGINEER

12-11-13

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 16905, Expiration Date: 04/21/2014

DETAILED SITE PLAN

PARCEL 430

CHILDREN'S RESOURCE CENTER

L.11005 F.00194

4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG

Macris, Hendricks & Glascock, P.A.

Engineers ■ Planners

Landscape Architects ■ Surveyors

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Montgomery Village, Maryland

20886-1279

Phone 301.670.0840

Fax 301.948.0693

www.mhga.com

Proj. Mgr.

PGL

Date

12/11/13

Project No.

12.129.13

Designer

PGL

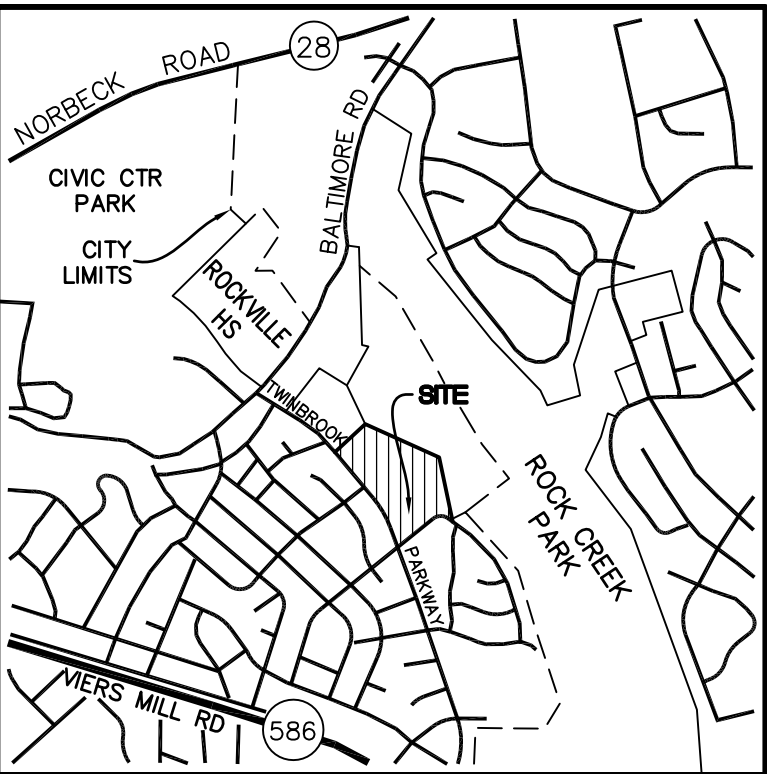
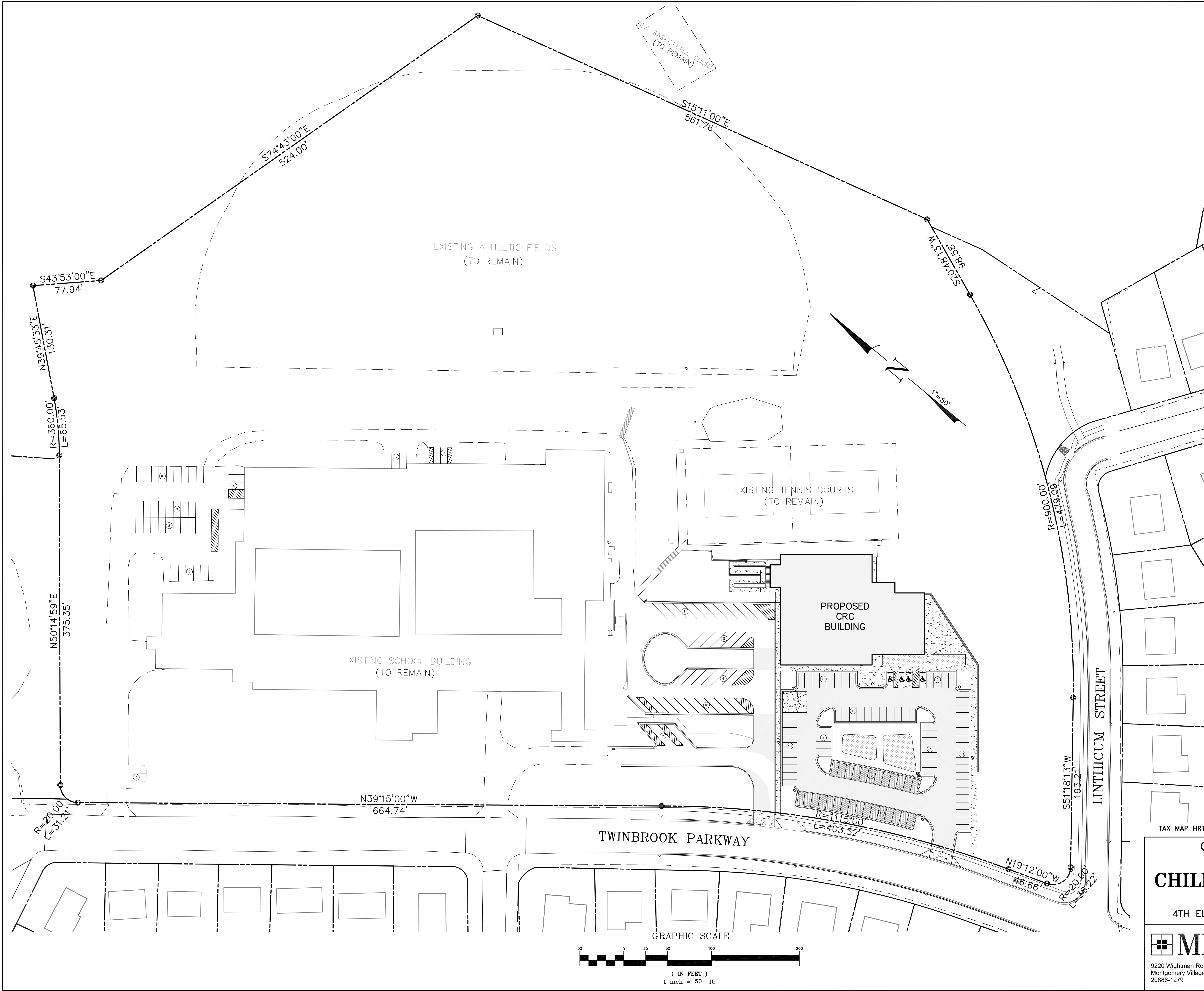
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1"=30'

Sheet

1 of 1

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VICINITY MAP
SCALE 1" = 2,000'

MODIFIED PARKING CALCULATION FOR CRC			
TYPE	SCHEDULE	AREA	# REQUIRED
OFFICE (PER 25.16.03)	1 PER 300 GSF	16,300 GSF	55 SPACES
CLASSROOM/TRAINING	1 PER 500 GSF	16,700 GSF	33 SPACES
SUPPORT SPACE	1 PER 1000 S.F.	7,500 GSF	8 SPACES
UNFINISHED BASEMENT SPACE	N/A	3,500 GSF	0 SPACES
EXISTING SCHOOL BLDG.	N/A (UNOCCUPIED)		0 SPACES
TOTALS		44,000 GSF	96 SPACES
TOTAL PROVIDED: 175 SPACES (95 W/IN NEW CRC PROJECT)*			
*SIGNIFICANT ADDITIONAL SPACE PROVIDED ON-SITE IN EXISTING BUS LOOP FOR OVERFLOW PARKING.			

CRC USER DEMAND CALCULATION	
TYPE	# REQUIRED
DAILY EMPLOYEES	55 SPACES
FIELD EMPLOYEES	20 SPACES
VISITORS	20 SPACES
TOTAL REQUIRED	94 SPACES

ON-SITE PARKING REQUIREMENTS FOR CRC (PER 25.16.03)			
TYPE	SCHEDULE	AREA	# REQUIRED
OFFICE SPACE	1 PER 300 GSF	44,000 GSF	147 SPACES
EXISTING SCHOOL BLDG.	N/A (UNOCCUPIED)		0 SPACES
TOTALS		44,000 GSF	147 SPACES
ON-SITE BICYCLE PARKING REQUIREMENTS FOR CRC (PER 25.16.03)			
TYPE	SCHEDULE	AREA	# REQUIRED
SHORT TERM	2 PER 40,000 GSF	44,000 GSF	3 SPACES
LONG TERM	2 PER 10,000 GSF	44,000 GSF	9 SPACES
TOTAL REQUIRED			12 SPACES

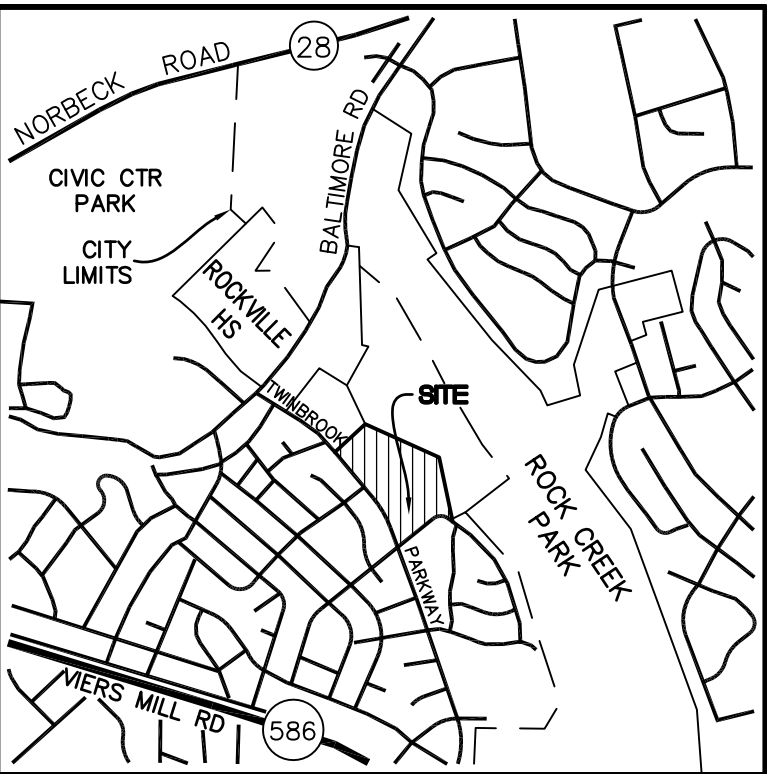
PARKING DISTRIBUTION PROVIDED (CRC SITE ONLY)	
STANDARD (8.5' X 18')	72 SPACES
MODIFIED STANDARD (8.5'x16)*	19 SPACES
ADA VAN ACCESSIBLE (8' X 18' MIN. WITH 8' ACCESS AISLE)	2 SPACES
ADA (NON-VAN) ACCESSIBLE SPACES (8' X 18' MIN. WITH 5' ACCESS AISLE)	2 SPACES
AUTOMOBILE TOTAL	95 SPACES
SHORT TERM BICYCLE	10 SPACES
LONG TERM BICYCLE	11 SPACES
BICYCLE TOTAL	21 SPACES
*MODIFIED STANDARD SPACES (8.5'X16') ARE PERPENDICULAR TO 7' SIDEWALK.	

TAX MAP HR122 WSSC 218NW05

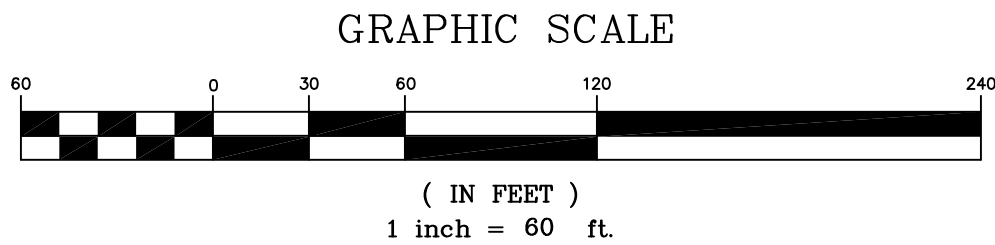
OVERALL SITE PARKING FACILITIES PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors
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Proj. Mgr. PGL	Designer PGL
Date 12/09/13	Scale 1"=50'
Project No. 12.129.13	Sheet 1 of 1



VICINITY MAP
SCALE 1" = 2,000'



TAX MAP HR122

WSSC 218NW05

OVERALL EXISTING CONDITIONS
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

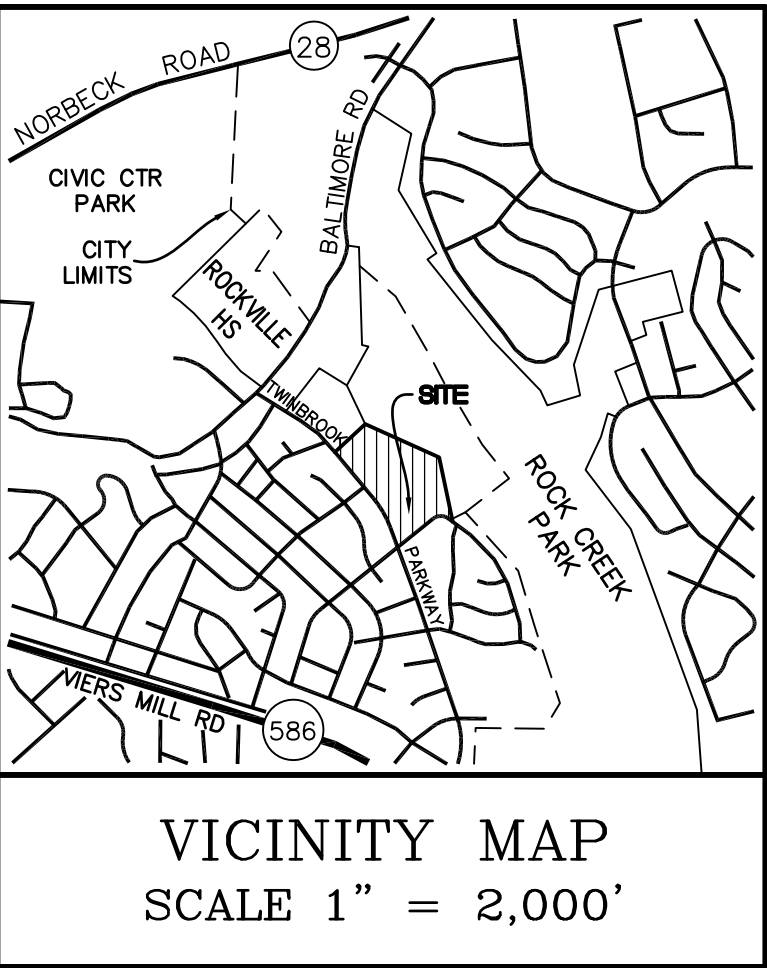


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Engineers ■ Planners
Landscape Architects ■ Surveyors

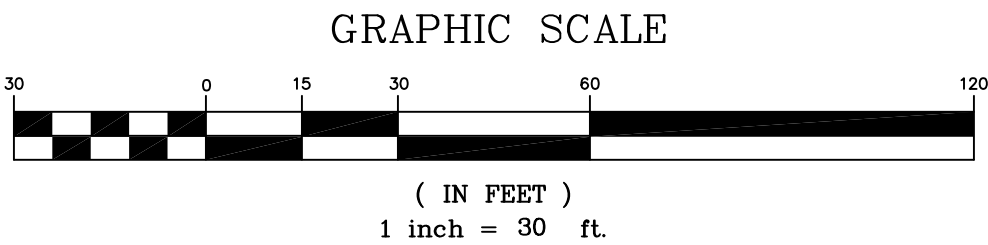
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Phone 301.670.0840
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Proj. Mgr. PGL	Designer PGL
Date 07/12/13	Scale 1"=60'
Project No. 12.129.13	Sheet 1 of 1



- NOTES
- Vertical Datum is based on NAVD 29 and based on elevations established from sewer manhole inverts for structures #27829 Inv. Elev.=316.70 and #27830 Inv. Elev.=318.70 as shown on a Water & Sewer Extension Plan for Twinbrook Forest by the Washington Suburban Sanitary Commission Contract No. 2034 - W&S.
 - Horizontal Datum is based on the Maryland Coordinate System 83(2011) Datum as projected by NGS. The KeyNetGPS Virtual Reference Station System (VRS) was used to establish the horizontal control for this site.
 - The locations of existing underground utilities are shown in their approximate locations as per available records and markings found in the field. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. Macris, Hendricks & Glascock, P.A. does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
 - Field survey methods were used in the compilation of this survey. Field surveys were performed on 6/11/13, 6/13/13, 6/27/13, 7/22/13 & 08/12/13 by this office.
 - This digital data has been generated for the exclusive use of the staff of Macris, Hendricks & Glascock, P.A.(MHG). MHG makes no guarantee or warranty either assumed or implied as to the accuracy of this data. Should this electronic data be used for Construction Stakeout, the company or person using this data does so at their own risk. It is strongly recommended that you verify this information, to your own satisfaction, before using any of this data.



TAX MAP HR122 WSSC 218NW05

TOPOGRAPHIC SURVEY
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

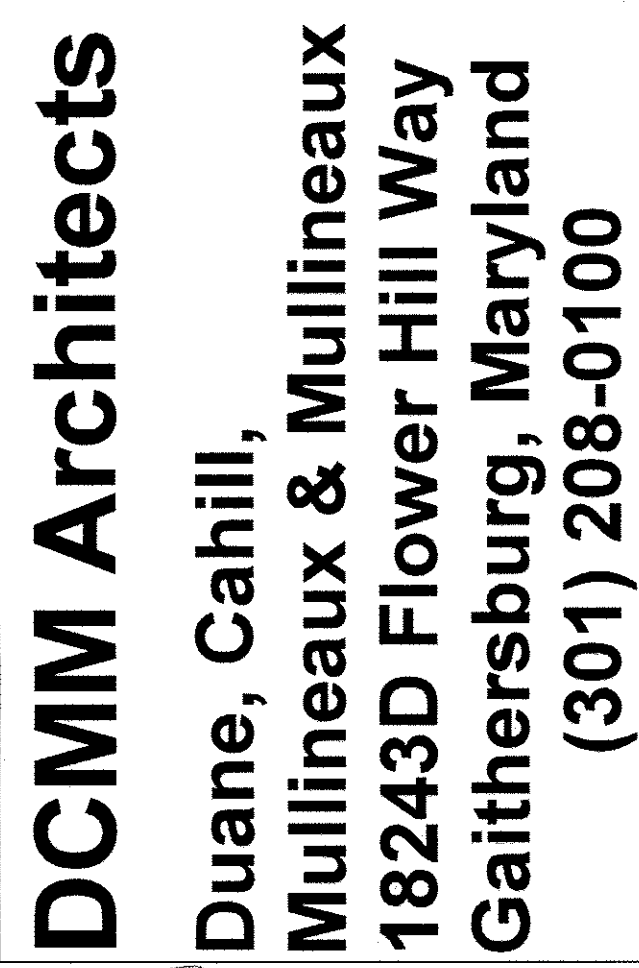
MHG

Macris, Hendricks & Glascock, P.A.
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Proj. Mgr. PGL	Designer PGL
Date 07/12/13	Scale 1"=30'
Project No. 12.129.13	Sheet 1 of 1



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Consultant
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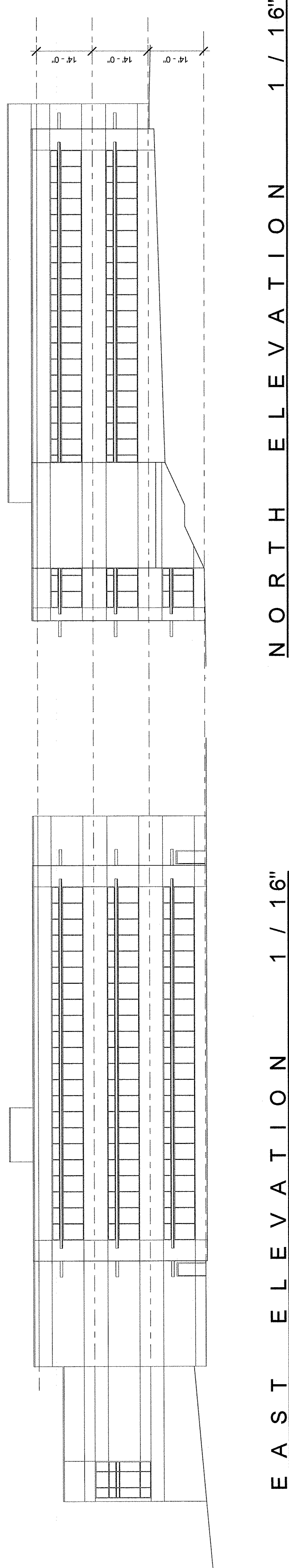
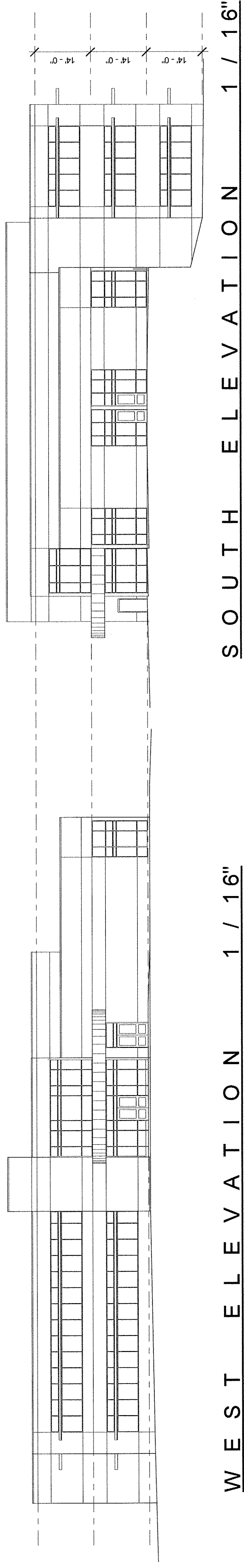
CHILDREN'S
RESOURCE
CENTER

EXTERIOR ELEVATIONS

Project Number	1106 TO1
Date	12.10.13
Drawn By	Author
Checked By	Checker

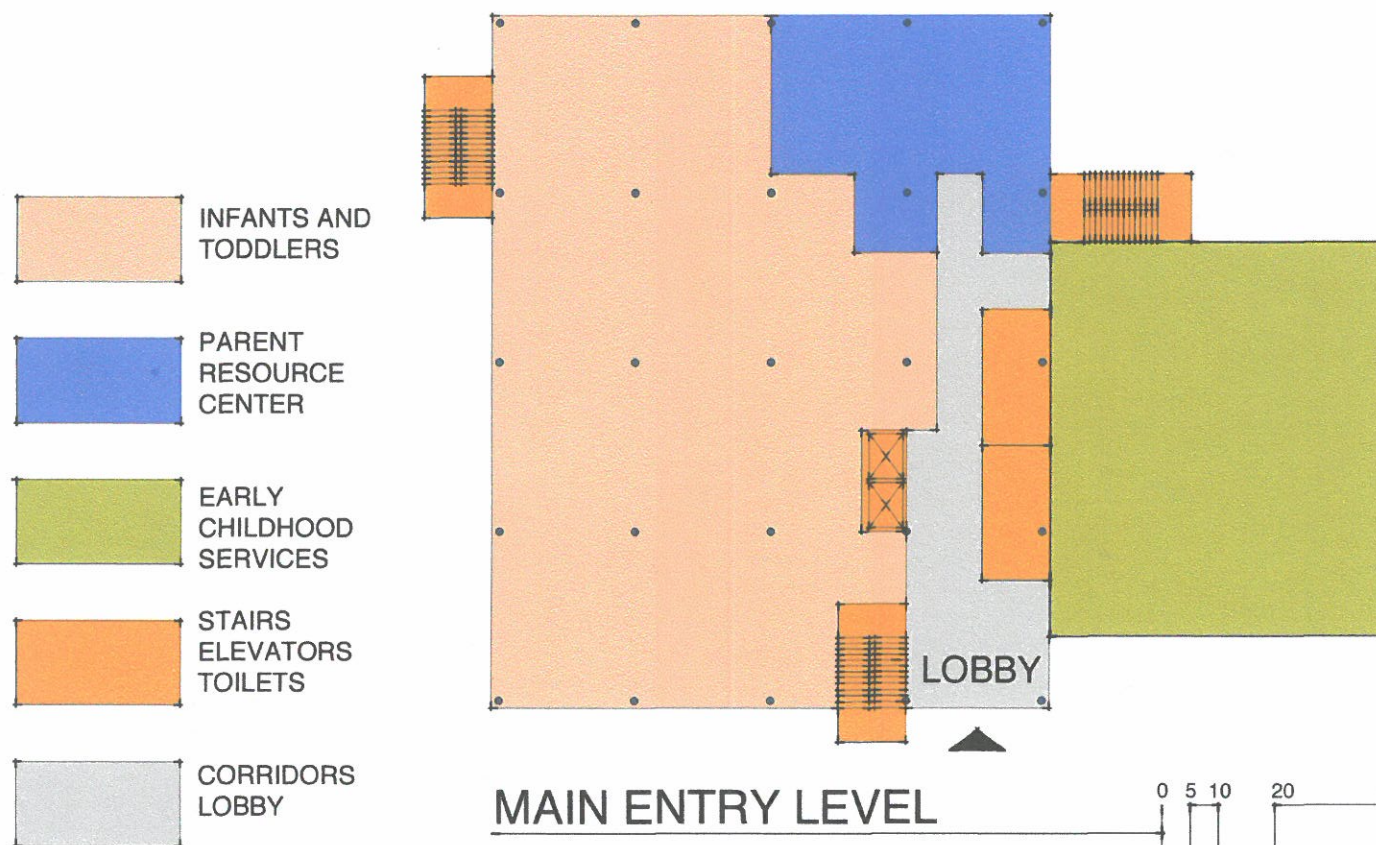
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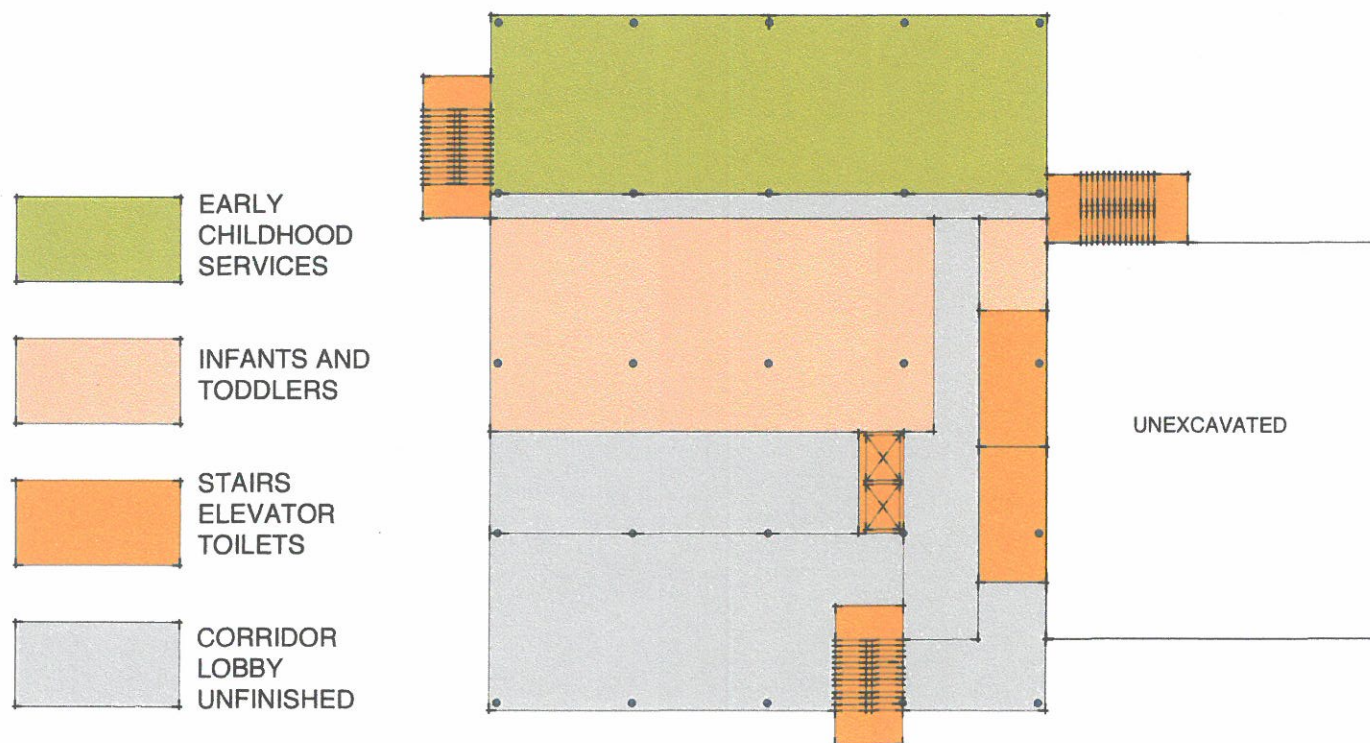
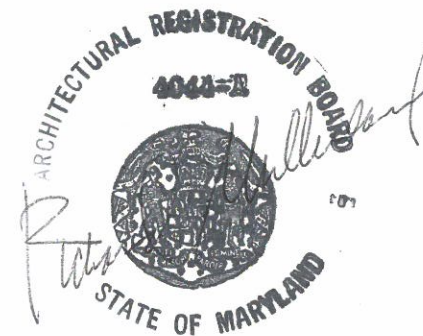


Richard M. [Signature]
STATE OF MARYLAND

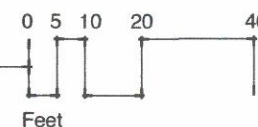


DCMM

CHILDREN'S RESOURCE CENTER



LOWER LEVEL



DCMM

CHILDREN'S RESOURCE CENTER

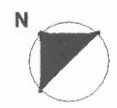
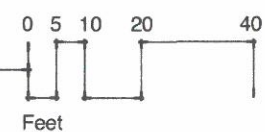
ARCHITECTURAL REGISTRATION BOARD
4044-A



Richard M. Williams
STATE OF MARYLAND



UPPER LEVEL



DCMM

CHILDREN'S RESOURCE CENTER

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum:

Date: November 7, 2013

TO: Ms. Rebecca Torma, Transportation Planner II
City of Rockville, Traffic & Transportation Division
111 Maryland Avenue,
Rockville, MD 20850

FROM: Mike Lenhart

RE: Childrens Resource Center

Ms. Torma:

I have prepared the following transportation review for your information and feedback.

As you know, the existing Children's Resource Center is located off of Edmonston Road, and will be relocating to Parcel 430 along the north side of Twinbrook Parkway just west of Linthicum Street. Aerial site plans and concept plans have been included in Appendix A. The Parking Facilities Plan indicates that the proposed building includes 16,300 square feet of office space, 16,700 square feet of classroom/training space, and 7,500 square feet of support space, for a total of 40,500 square feet (not including 3,500 square feet of unfinished basement space).

It should be noted that the existing Children's Resource Center facility includes a day care center that will not be relocating to the new facility along Twinbrook Parkway. The Children's Resource Center consists of three components.

1. Early Childhood Services

- This is the overall umbrella that includes the management structure and the individual programs associated with the Children's Resource Center.

2. Parent Resource Center

- This is a resource center for parents of children between the ages of 0 and 5.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

- The Parent Resource Center is only open between 10 AM and 2:30 PM on Tuesdays, Wednesdays, and Thursdays from September 12th through June 8th. This Center is closed during the Summer.
- This Center provides a location for parents to bring their children (during the hours of operation) to improve their parenting skills.
- This Center would not generate peak hour traffic (6:30-9:30 AM and 4-7 PM) because it is not open during those hours.

3. Infants and Toddlers Program

- The Infants and Toddlers Program is managed out of the Children's Resource Center; however, the services are not actually provided on-site.
- Services are provided in the natural environment (home, child care center, pre-schools, parks, or other community settings). It is important to note that the close proximity of the new facility to the existing schools along Twinbrook Parkway will provide a significant opportunity for interaction between these uses, which could further assist in the reduction of off-site travel for these services.
- The service providers do not report to the Children's Resource Center on a regular basis, as the services are provided off-site primarily by consultants or contractors. It is understood that the service providers operate out of the office on independent schedules on Mondays, Wednesdays, Thursdays, and Fridays. Tuesdays it is anticipated that the service providers would all report to the facility for a full workday.
- Based on the information above, this program would only generate peak hour traffic at this facility (6:30-9:30 AM and 4-7 PM) on Tuesdays (20% of the workweek) because the services are otherwise not provided on-site during the remainder of the week.

The Children's Resource Center has provided information indicating that the building would serve 112 employees, and that only 55 of those work out of the building on a full time basis. The other 55 are out of the office on assignments every day with the exception of Tuesdays when all 112 employees report to the office for the day.

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Exhibit 1

The attached trip generation shown on Exhibit 1 indicates that the majority of the time, the Children's Resource Center will generate 25 to 26 peak hour trips. On Tuesdays, the CRC could generate 52 to 54 peak hour trips due to the fact that all workers report to the office on that day; however, 80% of the workweek would experience peak hour traffic of less than 30 peak hour trips.

Exhibit 2

Exhibit 2 reflects the trip generation rates and totals using the amount of floor area. Again, the training/classroom space would not be expected to be in use on Mondays, Wednesdays, Thursdays, and Fridays, and was therefore not included in the calculations. The square feet of office space utilized for Tuesdays is based on the 16,300 square feet of office space plus the 16,700 square feet of classroom/training. The support space and unfinished basement space were not included in these calculations. The square feet of office space utilized for Mondays, Wednesdays, Thursdays, and Fridays is 16,300 square feet of office.

Exhibit 3

Exhibit 3 shows the total driveway trips at the existing Children's Resource Center off Edmonston Road. Driveway counts were conducted for the Hungerford Elementary School project on Thursday April 14, 2011 from 6:30 – 9:30 AM and from 4:00 – 7:00 PM. It was calculated that the existing CRC facility generates 113 AM and PM peak hour trips; however, it is important to note that this includes the 106 child day care center at that location which will NOT be relocated to the new facility. Exhibit 3 also contains an AM and PM peak hour trip generation for a 106 child day care facility that shows the day care facility along will generate 85 AM and 86 PM peak hour trips. As a result, the Children's Resource Center accounts for the remaining 28 AM and 27 PM peak hour trips. Based on these calculations, it can be shown that the CRC would generate fewer than 30 peak hour trips on an average weekday.

As noted above, the close proximity of the new facility to the existing schools along Twinbrook Parkway will provide a significant opportunity for interaction between these uses, which could further assist in the reduction of off-site travel for these services. The site plan in Appendix A shows that the proposed site is planned to have sidewalks constructed around the perimeter of the parking lot and into the building. The sidewalks will tie-in to the existing sidewalk along Twinbrook Road along the west side of the building and parking area, and will also tie into the existing recreational facilities to the rear of the site.

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Bicycle racks are proposed to be placed on-site to serve the building, however the location of the racks have not yet been identified. The number of bike racks will be coordinated through the development review process as required by local guidelines and Ordinances.

There is an existing bus stop along Twinbrook Road to the west of Linthicum Street immediately in front of the building. The bus stop is served by Montgomery County Transit Ride-On Route 45 that operates between Rockville Regional Transit Center (RRTC) and the Twinbrook Metro Station. A map and schedule for Route 45 is included in Appendix A.

We have provided trip generation for the square footage of the Center and for the number of employees for the Center, however, these projections are not entirely accurate because of the nature of the Children's Resource Center and the fact that parts of the building are not open during the peak hour, and many employees do not report directly to the building on a regular basis. The most relevant information related to trip generation for the site is detailed on Exhibit 3 of this report which contains the trip generation for the existing Children's Resource Center off of Edmonston Drive. The existing facility contains the Children's Resource Center plus a 106 child day care center. The Children's Resource Center will be relocating to the new facility but the day care center will not be relocating. Exhibit 3 shows that the driveway counts for the Children's Resource Center are fewer than 30 peak hour trips after subtracting out the day care traffic. In conclusion, the average traffic conditions anticipated by the Children's Resource Center would be fewer than 30 peak hour trips.

The facility will include pedestrian, bicycle, and transit facilities; and the project is located in close proximity to existing school facilities that will support the operations of the Center, and potentially reduce the need for some off-site travel by allowing service to be provided at the adjacent schools for some of the children in the program.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike

Trip Generation Rates

General Office (Employees, ITE-710)

Morning Trips = 0.48 x Employees 88/12
 Evening Trips = 0.46 x Employees 17/83

Trip Generation Totals

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
M, W, Th, Fr	Office (Employees, ITE-710)	55 employees	23	3	26	4	21	25
Tuesday Only	Office (Employees, ITE-710)	112 employees	48	6	54	9	43	52

NOTES:

1. Trip Generation Rates obtained from the ITE Trip Generation Manual, 9th Edition
2. The Childrens Resource Center will have a total of 112 staff; however, most of the staff do not report to the CRC facility on a regular basis, and would not affect peak hour trips.
3. The Parent Resource Center is open from 10 AM to 2:30 PM and does not affect peak hours.

Traffic Impact Analysis

Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

Trip Generation for Site
 (Based on Employees on Site)

**Exhibit
1**

Trip Generation Rates

General Office (GFA, LATR Guidelines for < 25 ksf)

Morning Trips = 1.38 x ksf 87/13
Evening Trips = 2.24 x ksf 17/83

General Office (GFA, LATR Guidelines for > 25 ksf)

Morning Trips = 1.7 x ksf -8 87/13
Evening Trips = 1.44 x ksf +20 17/83

Trip Generation Totals

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
M, W, Th, Fr	General Office (GFA, LATR Guidelines)	16,300 sq ft	19	3	22	6	31	37
Tuesday Only	General Office (GFA, LATR Guidelines)	33,000 sq ft	42	6	48	12	56	68

NOTES:

1. Trip Generation Rates obtained from the Local Area Transportation Review Guidelines.
2. The Childrens Resource Center will have a total of 112 staff; however, most of the staff do not report to the CRC facility on a regular basis, and would not affect peak hour trips.
3. The Parent Resource Center is open from 10 AM to 2:30 PM and does not affect peak hours.
4. Parking facilities plan indicates 16,300 sq ft of office, 16,700 sq ft of training space, 7,500 sq ft of support space, for a total of 40,500 sq ft (Does not include unfinished basement space)
5. Square footages shown in calculations above are based on 16,300 sq ft of office and 16,700 sq ft of training/classroom space.

Traffic Impact Analysis

Trip Generation for Site
(Using GFA)

**Exhibit
2**

Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

Trip Generation Rates

Day Care Center (Students, ITE-565)

Morning Trips = 0.80 x Students

Evening Trips = 0.81 x Students

Trip Distribution (In/Out)

53/47

47/53

Trip Generation Totals

			AM Peak		PM Peak	
Total Driveway Trips	CRC and Day Care Center (Total Existing Traffic)	Existing Driveway Counts	AM Total Trips =	113	PM Total Trips =	113
Daycare Center Trips	Estimated from Day Care Center (Students, ITE-565)	106 students	AM Total Trips =	85	PM Total Trips =	86

Traffic Associated with CRC: AM Total Trips = 28 PM Total Trips = 27

NOTES: 1. Trip Generation Rates obtained from the ITE Trip Generation Manual, 9th Edition

2. Day Care Center capacity is 106 students.

Traffic Impact Analysis

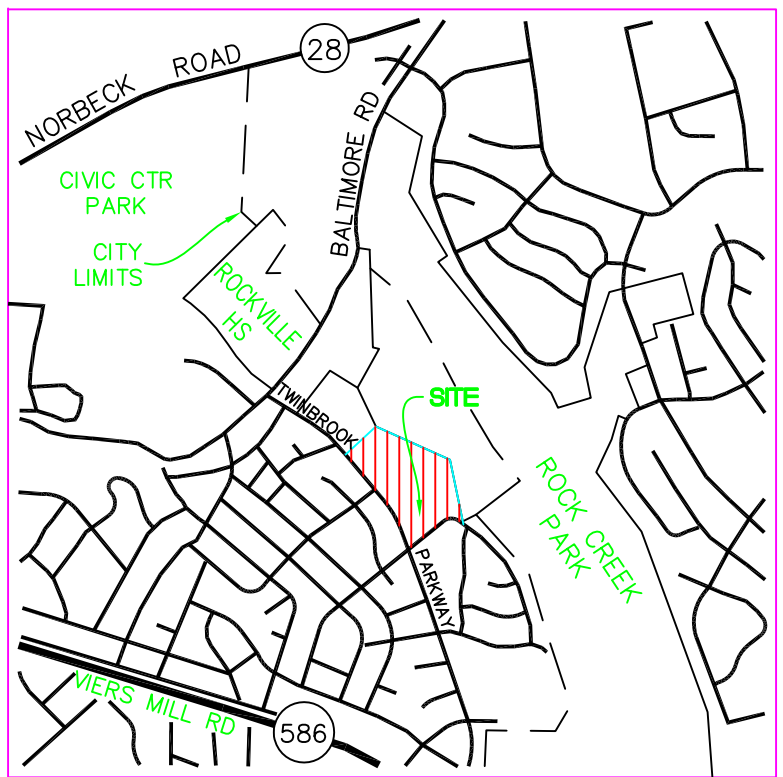
**Trip Generation for CRC
at Existing Location**

**Exhibit
3**

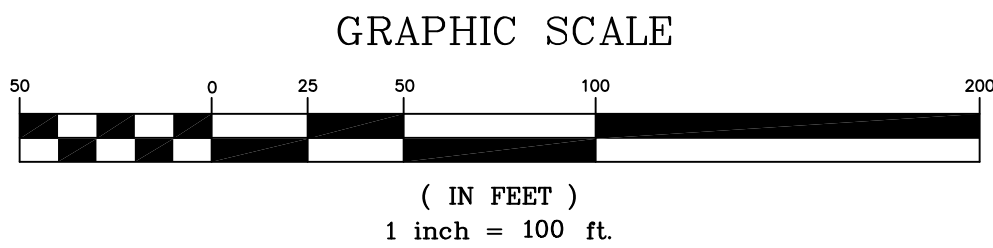
Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

Appendix A



VICINITY MAP
SCALE 1" = 2,000'



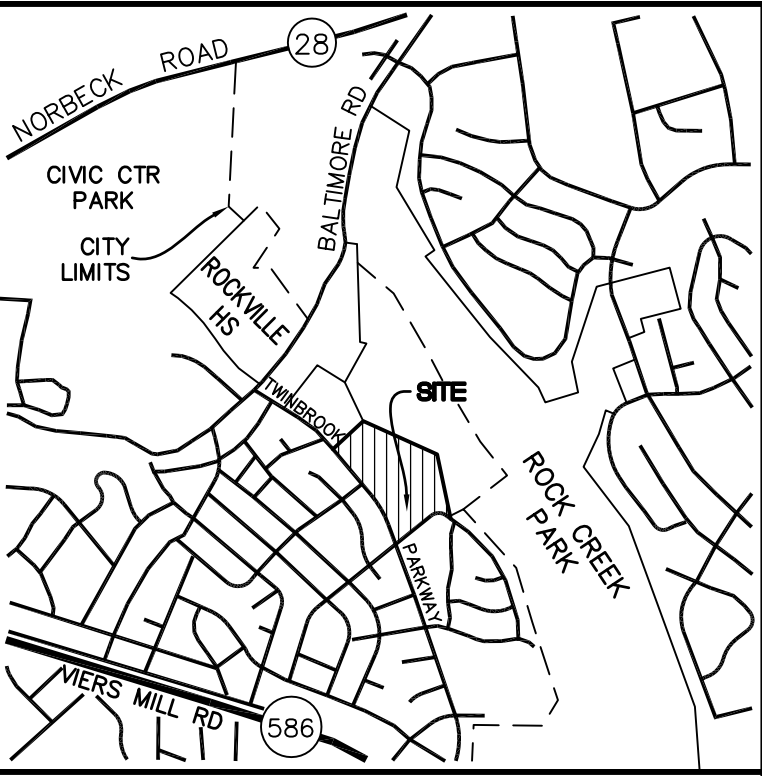
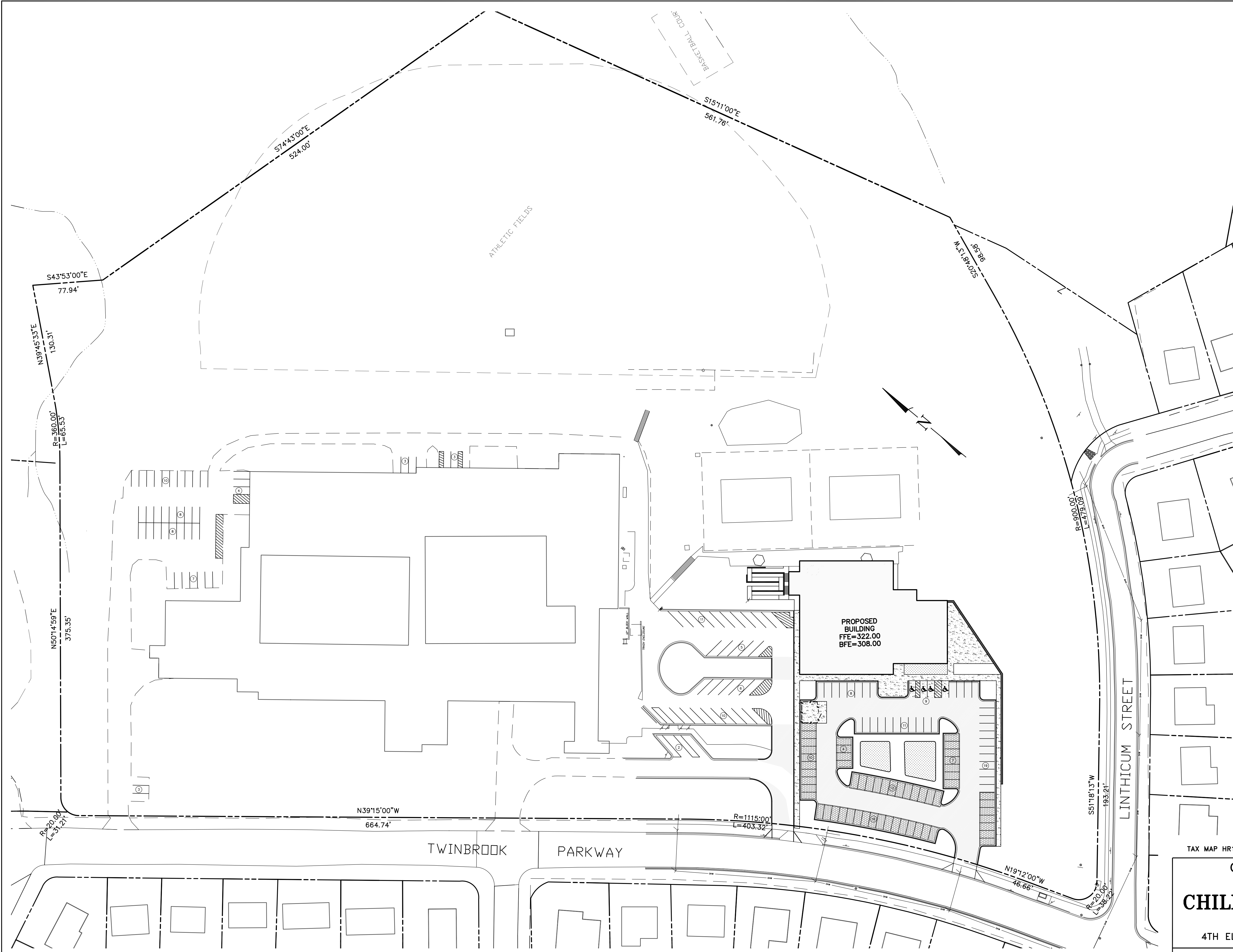
TAX MAP HR122

WSSC 218NW05

AERIAL SITE PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT — MONTGOMERY COUNTY — MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors
3220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr.	Designer
PGL	PGL
Date	Scale
10/02/13	1"=50'
Project No.	Sheet
12.129.13	1 of 1



VICINITY MAP
SCALE 1" = 2,000'

ON-SITE PARKING CALCULATION

TYPE	SCHEDULE	AREA	# REQUIRED
OFFICE (PER 25.16.03)	1 PER 300 GSF	16,300 GSF	55 SPACES
CLASSROOM/TRAINING	1 PER 500 GSF	16,700 GSF	33 SPACES
SUPPORT SPACE	1 PER 1000 S.F.	7,500 GSF	8 SPACES
UNFINISHED BASEMENT SPACE	N/A	3,500 GSF	0 SPACES
EXISTING SCHOOL BLDG.	N/A (UNOCCUPIED)		0 SPACES
TOTALS		44,000 GSF	96 SPACES

TOTAL PROVIDED: 175 SPACES (95 W/IN NEW CRC PROJECT)*

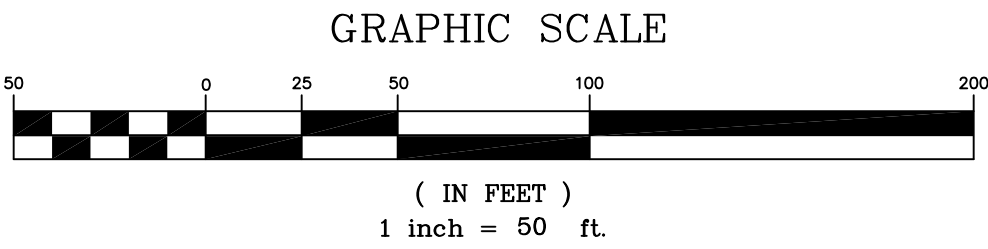
*SIGNIFICANT ADDITIONAL SPACE PROVIDED ON-SITE IN EXSTING BUS LOOP FOR OVERFLOW PARKING.

CRC USER DEMAND

TYPE	# REQUIRED
DAILY EMPLOYEES	55 SPACES
FIELD EMPLOYEES	20 SPACES
VISITORS	20 SPACES
TOTAL REQUIRED	94 SPACES


ON-SITE PARKING REQUIREMENTS (PER 25.16.03)

TYPE	SCHEDULE	AREA	# REQUIRED
OFFICE SPACE	1 PER 300 GSF	44,000 GSF	147 SPACES
EXISTING SCHOOL BLDG.	N/A (UNOCCUPIED)		0 SPACES
TOTALS		44,000 GSF	147 SPACES



TAX MAP HR122 WSSC 218NW05

OVERALL SITE PARKING FACILITIES PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.
PGL

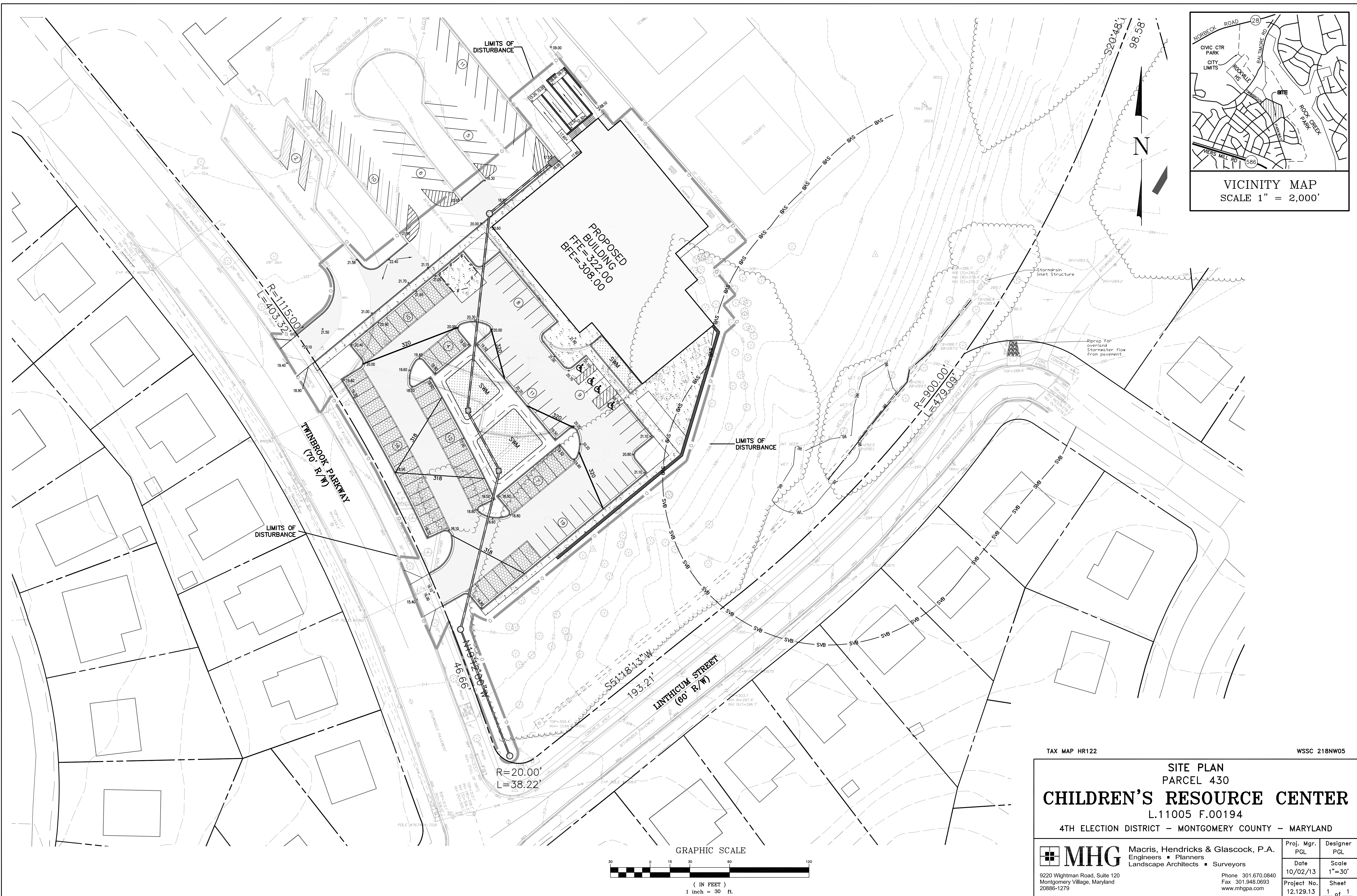
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09/19/13

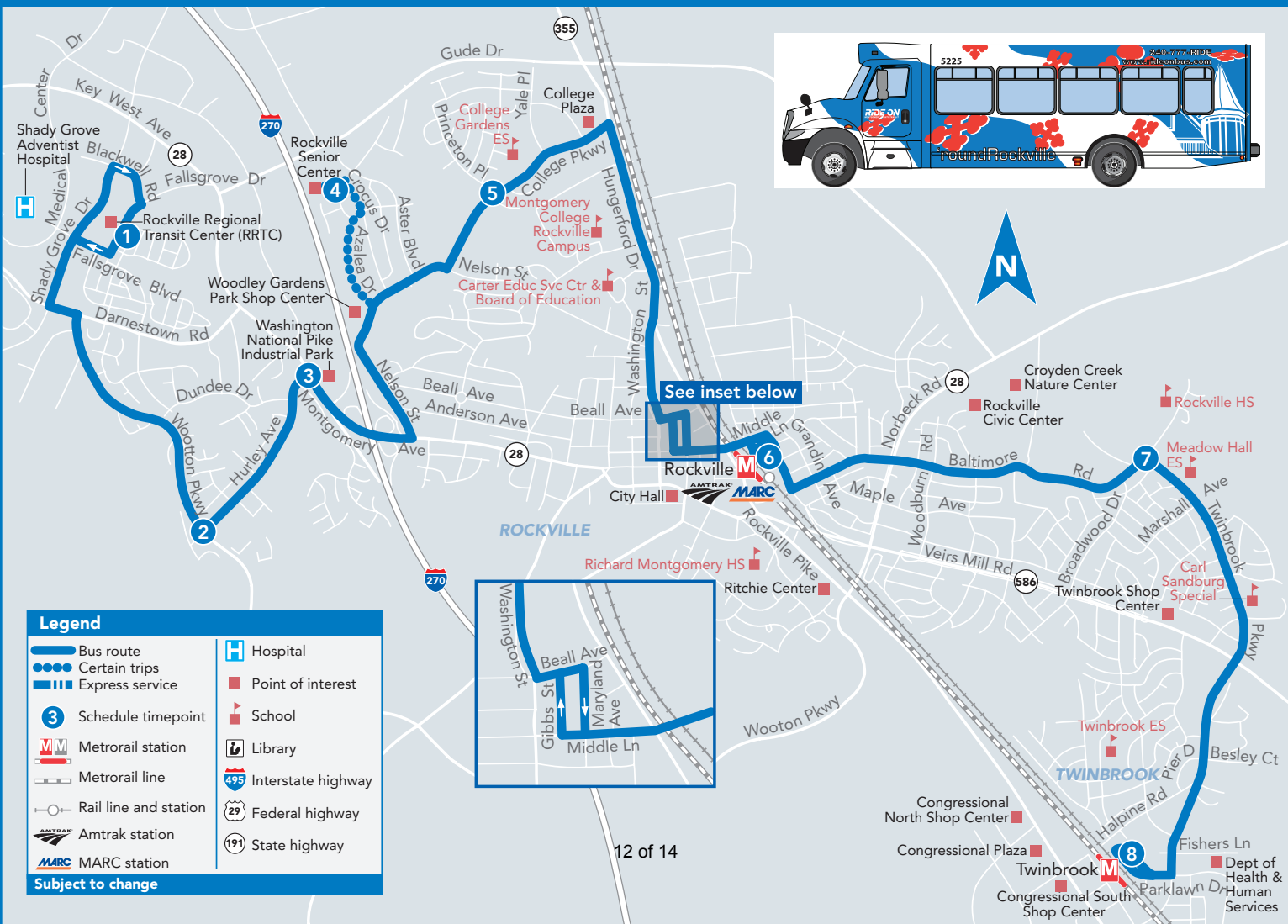
Project No.
12.129.13

Designer
PGL

Scale
1"=50'

Sheet
1 of 1





45 To Twinbrook Metro Station

MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Rockville Reg. Transit Center	Hurley Ave & Wootton Pkwy	Hurley Ave & MD 28	Rockville Senior Center	College Pkwy & Princeton Place	Rockville Station (East)	Baltimore Rd & Twinbrook Pkwy	Twinbrook Station (East)
1	2	3	4	5	6	7	8
5:25	5:30	5:33		5:39	5:47	5:54	6:02
5:55	6:01	6:04		6:11	6:20	6:27	6:36
					6:35	6:42	6:51
6:25	6:31	6:34		6:41	6:50	6:57	7:06
					7:05	7:12	7:21
6:55	7:01	7:04		7:11	7:20	7:27	7:36
					7:35	7:42	7:51
7:25	7:31	7:34		7:41	7:50	7:57	8:06
					8:05	8:12	8:21
7:56	8:02	8:05		8:12	8:21	8:28	8:37
8:26	8:32	8:35		8:42	8:51	8:58	9:07
8:55	9:00	9:03	9:08	9:13	9:21	9:28	9:36
9:29	9:34	9:37		9:43	9:51	9:58	10:06
9:55	10:00	10:03	10:08	10:13	10:21	10:28	10:36
10:29	10:34	10:37		10:43	10:51	10:58	11:06
10:55	11:00	11:03	11:08	11:13	11:21	11:28	11:36
11:29	11:34	11:37		11:43	11:51	11:58	12:06
11:55	12:00	12:03	12:08	12:13	12:21	12:28	12:36
12:29	12:34	12:37		12:43	12:51	12:58	1:06
12:55	1:00	1:03	1:08	1:13	1:21	1:28	1:36
1:29	1:34	1:37		1:43	1:51	1:58	2:06
1:55	2:00	2:03	2:08	2:13	2:21	2:28	2:36
2:29	2:34	2:37		2:43	2:51	2:58	3:06
					3:10	3:17	3:26
3:01	3:07	3:10	3:15	3:20	3:29	3:36	3:45
					3:42	3:49	3:58
3:33	3:39	3:42		3:48	3:57	4:04	4:13
					4:12	4:19	4:28
4:03	4:09	4:12		4:18	4:27	4:34	4:43
					4:42	4:49	4:58
4:33	4:39	4:42		4:48	4:57	5:04	5:13
					5:12	5:20	5:29
5:06	5:13	5:16		5:23	5:32	5:40	5:49
5:36	5:43	5:46		5:53	6:02	6:10	6:19
6:09	6:15	6:18		6:24	6:32	6:39	6:48
6:39	6:45	6:48		6:54	7:02	7:09	7:18
7:09	7:15	7:18		7:24	7:32	7:39	7:48
7:55	8:01	8:04		8:10	8:18	8:25	8:34

NOTES:

AM

PM

45 To Rockville Regional Transit Center

MONDAY THROUGH FRIDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Twinbrook Station	Baltimore Rd & Twinbrook Pkwy	Rockville Station (East)	College Pkwy & Princeton Place	Rockville Senior Center	Hurley Ave & MD 28	Hurley Ave & Wootton Pkwy	Rockville Reg. Transit Center
8	7	6	5	4	3	2	1
5:27	5:35	5:42	5:50		5:56	5:59	6:07
5:57	6:05	6:12	6:20		6:26	6:29	6:37
6:15	6:23	6:30					
6:30	6:38	6:45	6:53		6:59	7:02	7:10
6:45	6:54	7:02					
7:00	7:09	7:17	7:26		7:33	7:36	7:45
7:15	7:24	7:32					
7:30	7:39	7:47	7:56		8:03	8:06	8:15
7:45	7:54	8:02					
8:05	8:14	8:22	8:31		8:38	8:41	8:50
8:25	8:34	8:42	8:51		8:58	9:01	9:10
8:45	8:53	9:00	9:08	9:12	9:18	9:21	9:29
9:12	9:20	9:27	9:35		9:41	9:44	9:52
9:42	9:50	9:57	10:05	10:09	10:15	10:18	10:26
10:12	10:20	10:27	10:35		10:41	10:44	10:52
10:42	10:50	10:57	11:05	11:09	11:15	11:18	11:26
11:12	11:20	11:27	11:35		11:41	11:44	11:52
11:42	11:50	11:57	12:05	12:09	12:15	12:18	12:26
12:12	12:20	12:27	12:35		12:41	12:44	12:52
12:42	12:50	12:57	1:05	1:09	1:15	1:18	1:26
1:12	1:20	1:27	1:35		1:41	1:44	1:52
1:42	1:50	1:57	2:05	2:09	2:15	2:18	2:26
2:12	2:20	2:27	2:35		2:41	2:44	2:52
2:37	2:45	2:52	3:00	3:04	3:10	3:13	3:21
2:52	3:00	3:07					
3:07	3:15	3:22	3:30		3:36	3:39	3:47
3:22	3:30	3:37					
3:37	3:46	3:53	4:02		4:09	4:12	4:21
3:52	4:01	4:08					
4:07	4:16	4:23	4:32		4:39	4:42	4:51
4:22	4:31	4:38					
4:37	4:46	4:53	5:02		5:09	5:12	5:21
4:52	5:01	5:08					
5:07	5:16	5:23	5:32		5:39	5:42	5:51
5:22	5:31	5:38					
5:37	5:46	5:54	6:04		6:12	6:15	6:24
6:05	6:14	6:22	6:32		6:40	6:43	6:52
6:35	6:44	6:52	7:02		7:10	7:13	7:22
7:10	7:18	7:25	7:33		7:39	7:42	7:49
7:52	8:00	8:07	8:15		8:21	8:24	8:31

NOTES:

AM

PM

45 To Twinbrook Metro Station

SATURDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Rockville Reg. Transit Center	Hurley Ave & Wootton Pkwy	Hurley Ave & MD 28	College Pkwy & Princeton Place	Rockville Station (East)	Baltimore Rd & Twinbrook Pkwy	Twinbrook Station (East)
1	2	3	5	6	7	8
6:55	7:00	7:03	7:09	7:16	7:22	7:29
7:25	7:30	7:33	7:39	7:46	7:52	7:59
7:55	8:00	8:03	8:09	8:16	8:22	8:29
8:25	8:30	8:33	8:39	8:47	8:54	9:02
8:55	9:00	9:03	9:09	9:17	9:24	9:32
9:25	9:30	9:33	9:39	9:47	9:54	10:02
9:55	10:00	10:03	10:09	10:17	10:24	10:32
10:25	10:30	10:33	10:39	10:47	10:54	11:02
10:55	11:00	11:03	11:09	11:17	11:24	11:32
11:25	11:30	11:33	11:39	11:47	11:54	12:02
11:55	12:00	12:03	12:09	12:17	12:24	12:32
12:25	12:30	12:33	12:39	12:47	12:54	1:02
12:55	1:00	1:03	1:09	1:17	1:24	1:32
1:25	1:30	1:33	1:39	1:47	1:54	2:02
1:55	2:00	2:03	2:09	2:17	2:24	2:32
2:25	2:30	2:33	2:39	2:47	2:54	3:02
2:55	3:00	3:03	3:09	3:17	3:24	3:32
3:25	3:30	3:33	3:39	3:46	3:52	4:00
3:55	4:00	4:03	4:09	4:16	4:22	4:30
4:25	4:30	4:33	4:39	4:46	4:52	5:00
4:55	5:00	5:03	5:09	5:16	5:22	5:30
5:25	5:30	5:33	5:39	5:46	5:52	6:00
5:55	6:00	6:03	6:09	6:16	6:22	6:30
6:25	6:30	6:33	6:39	6:46	6:52	7:00
6:55	7:00	7:03	7:09	7:16	7:22	7:30
7:25	7:30	7:33	7:39	7:46	7:52	8:00

NOTES:

AM

PM

45 To Rockville Regional Transit Center

SATURDAY

SEE TIMEPOINT LOCATION ON ROUTE MAP

Twinbrook Station (East)	Baltimore Rd & Twinbrook Pkwy	Rockville Station (East)	College Pkwy & Princeton Place	Rockville Station (East)	Hurley Ave & Wootton Pkwy	Rockville Reg. Transit Center
8	7	6	5	3	2	1
6:42	6:50	6:56	7:02	7:08	7:11	7:18
7:12	7:20	7:26	7:32	7:38	7:41	7:48
7:42	7:50	7:56	8:02	8:08	8:11	8:18
8:12	8:20	8:27	8:34	8:40	8:43	8:50
8:42	8:50	8:57	9:04	9:10	9:13	9:20
9:12	9:20	9:27	9:34	9:40	9:43	9:50
9:42	9:50	9:57	10:04	10:10	10:13	10:20
10:12	10:20	10:27	10:34	10:40	10:43	10:50
10:42	10:50	10:57	11:04	11:10	11:13	11:21
11:12	11:20	11:27	11:34	11:40	11:43	11:51
11:42	11:50	11:57	12:04	12:10	12:13	12:21
12:12	12:20	12:27	12:34	12:40	12:43	12:51
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1:12	1:20	1:27	1:34	1:40	1:43	1:51
1:42	1:50	1:57	2:04	2:10	2:13	2:21
2:12	2:20	2:27	2:34	2:40	2:43	2:51
2:42	2:50	2:57	3:04	3:10	3:13	3:21
3:12	3:20	3:26	3:32	3:38	3:41	3:49
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4:12	4:20	4:26	4:32	4:38	4:41	4:49
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5:12	5:20	5:26	5:32	5:38	5:41	5:49
5:42	5:50	5:56	6:02	6:08	6:11	6:19
6:12	6:20	6:26	6:32	6:38	6:41	6:49
6:42	6:50	6:56	7:02	7:08	7:11	7:19
7:12	7:20	7:26	7:32	7:38	7:41	7:49

NOTES:

AM

PM

- HOW TO RIDE A BUS
- Check schedule for timepoint nearest your location. Wait at the blue and white **RIDE ON** bus stop sign. Arrive several minutes before scheduled time. Have exact fare ready (drivers do not make change).
- Not all stops are listed on a public timetable.
 - If you are unfamiliar with your stop, sit or stand behind the line near the front of the bus and ask the bus driver to notify you when your stop is approaching.
 - Ask the bus driver if you are not sure if the bus goes to your stop.
 - If you have internet access (at home or somewhere else, such as a public library), it may be easier for you to use an online trip planner rather than a paper timetable.
 - Be mindful of changes in the schedule, for holidays or bad weather.
 - Please observe the following rules for all patrons: No eating, drinking, or smoking.
 - Electronic devices may be played with earphones set *at low level*.

GUARANTEED RIDE HOME

When you take Metrobus, Metrorail and Ride On to work, you are eligible to participate in the free Commuter Connections Guaranteed Ride Home Program. To register and to receive program details call:
Commuter Services at **301-770-POOL(7665)**.

METROACCESS

Alternative paratransit service to this Ride On route for people with certified disabilities is available. Call MetroAccess at **301-562-5360**.



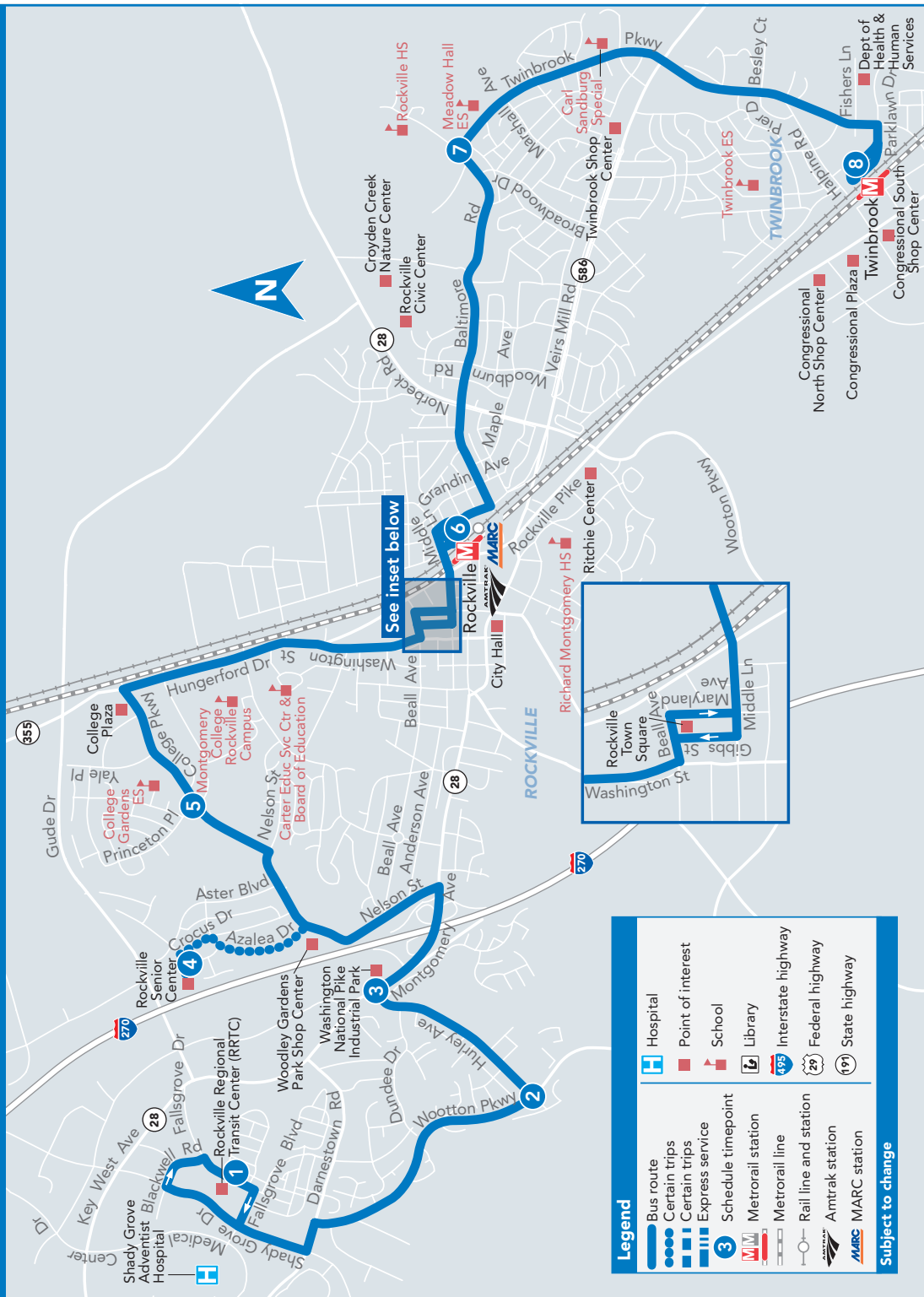
NOTES:

NOTES:

NOTES:

There is NO Sunday service on this route

Please arrive at your stop several minutes ahead of your bus' scheduled arrival. Since safe service is a priority at Ride On, buses may be delayed due to traffic or weather.



FARES

Regular Fare or Token	\$1.80
Fare Using SmarTrip®	\$1.60
Seniors and persons with disability with valid ID (including attendant-eligible) except during free periods:	
Cash	\$0.90
Senior/Disabled SmarTrip®	\$0.80
Senior/Disabled SmarTrip® Transfer from Metrorail	\$0.30
Seniors age 65 years or older with a Senior SmarTrip® card or valid Metro Senior ID Card or with valid Medicare Card and Photo ID from 9:30AM - 3PM Mon - Fri	FREE
Person with disability with Metro Disabled Identification Card from 9:30AM - 3PM Mon - Fri	FREE
Person with disability with Metro Disability ID Card - Attendant Eligible from 9:30AM - 3PM Mon-Fri Attendant rides half fare or free depending on time	FREE
MetroAccess - Certified Customer with ID MetroAccess - Companion	FREE
Children under age 5 Limit 2 children per paying passenger	FREE
Local Bus Transfer with SmarTrip®	FREE

HOW TO READ A TIMETABLE

- Find the schedule for the day of the week and the direction you wish to ride.
- Find the timepoints closest to your origin and destination. The timepoints are shown on the route map and indicate the time the bus is scheduled to be at the particular location. Your nearest bus stop may be between timepoints.
- Read down the column to see the times when a trip will be at the given timepoint. Read the times across to the right to see when the trip reaches other timepoints.

WELCOME TO RIDE ON

RIDE ON is a community bus service operated by the Montgomery County Department of Transportation.

RIDE ON operates over 75 routes that serve all thirteen Montgomery County Metrorail stations.

For detailed information, or to have timetables mailed, call **311**.

Outside Montgomery County **(240) 777-0311**

TTY (for hearing impaired) **(240) 773-3556**

Visit our web site at:
www.rideonbus.com

Real Time information is available at:
www.rideonrealtime.com

Regular Mailing Address:
Montgomery County DOT
Division of Transit Services
101 Monroe Street, 5th Floor
Rockville, MD 20850

HOLIDAY SCHEDULE

New Year's Day Sunday Schedule
Martin Luther King, Jr. Day Special Schedule
Presidents' Day Special Schedule
Memorial Day Sunday Schedule
Independence Day Saturday Schedule
Labor Day Sunday Schedule
Columbus Day Weekday Schedule
Veterans Day Special Schedule
Thanksgiving Day Sunday Schedule
Christmas Day Sunday Schedule

For special schedules, consult our website or call **311**.

Thank You for Riding with Us!

Ride On
Montgomery County Transit

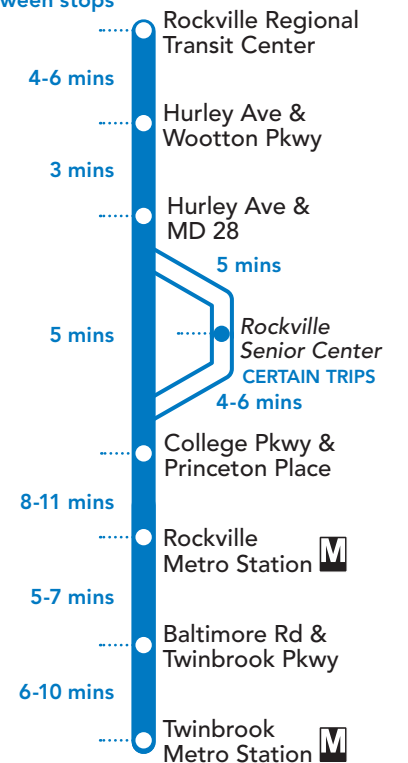
Printed on recycled paper with soy-based ink

EFFECTIVE: MAY 5, 2013

'Round
Rockville

45

Approximate travel
time between stops



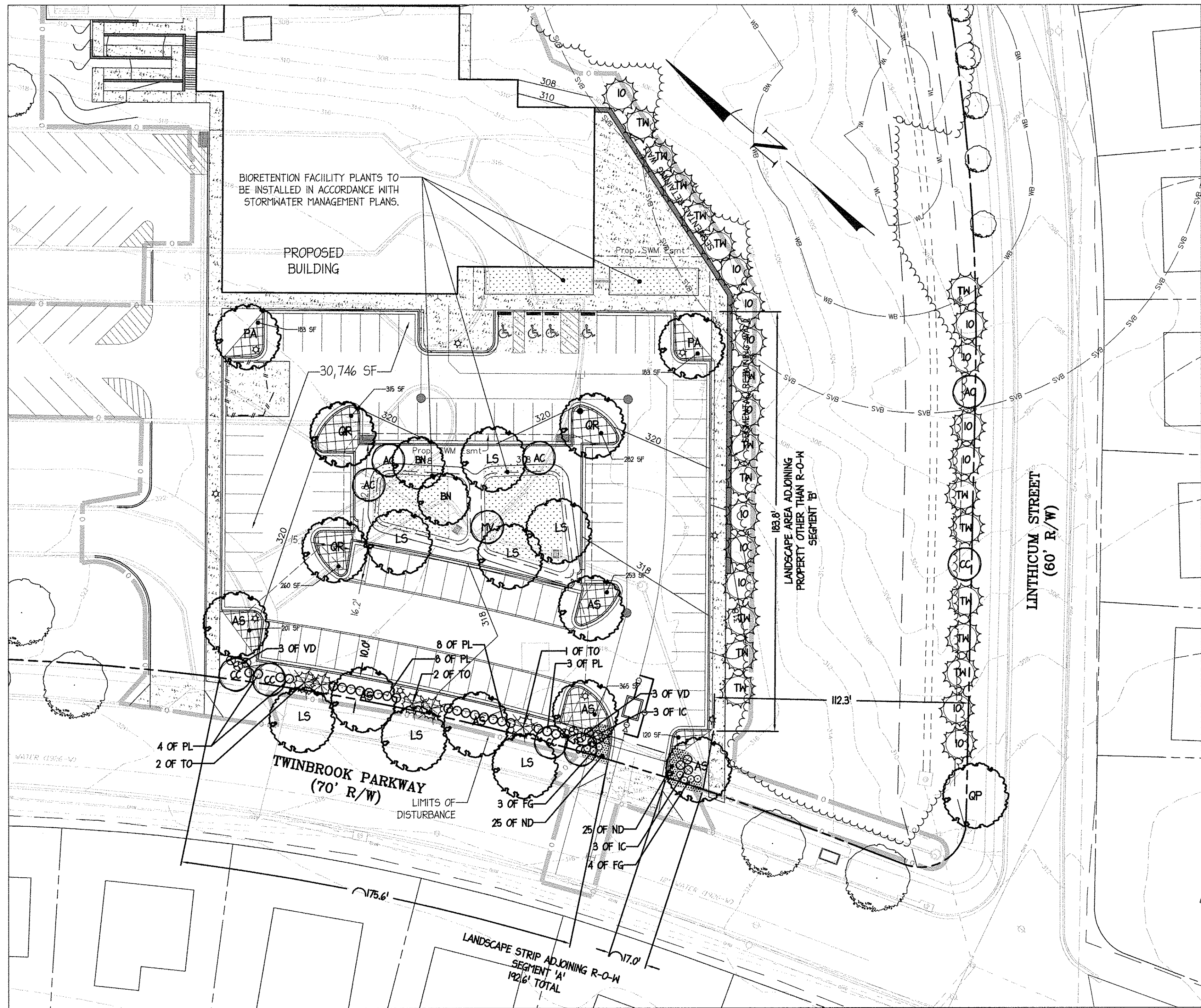
SERVICE DAYS

MONDAY - SATURDAY

Ride On
Montgomery County Transit

Telephone **311**

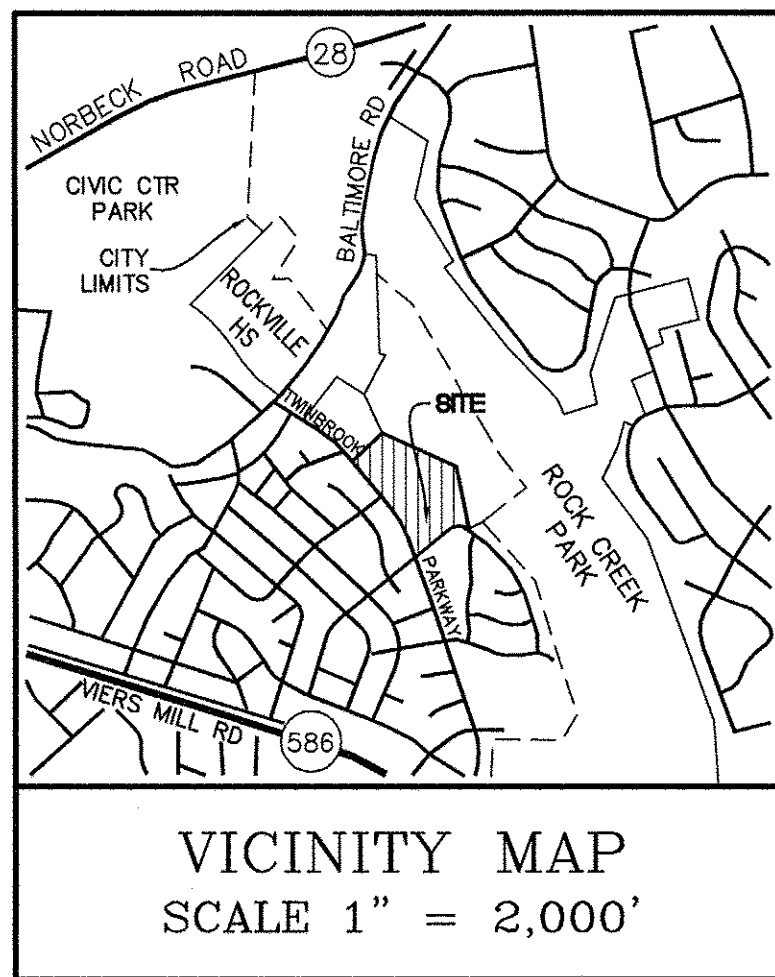
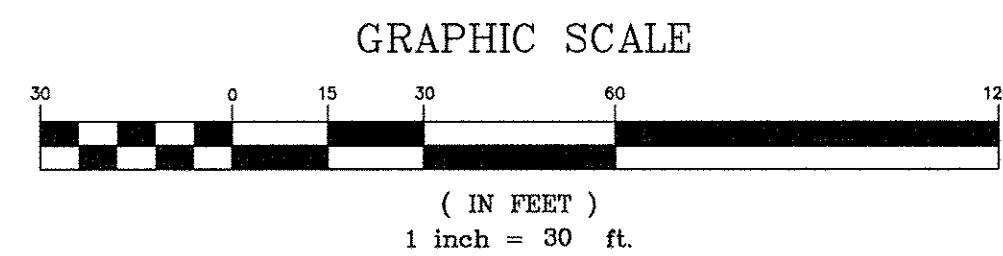
Online at **www.rideonbus.com**
Real Time Info at **www.rideonrealtime.com**



A INSET DETAIL 'A'
NOT TO SCALE



B INSET DETAIL 'B'



LEGEND	
	PROPOSED SHADE TREES
	PROPOSED ORNAMENTAL TREES
	PROPOSED EVERGREEN TREES
	PROPOSED DECIDUOUS SHRUBS
	PROPOSED EVERGREEN SHRUBS
	PROPOSED GROUND COVER
	PROPOSED STORMWATER MANAGEMENT PLANTING
	INTERNAL PARKING FACILITY AREA
	INTERNAL LANDSCAPED AREA
	EXISTING INDIVIDUAL TREES TO REMAIN
	EXISTING AND PROPOSED FOREST CANOPY



TAX MAP HR122 WSSC 218NW05

LANDSCAPE PLAN FOR MANDATORY REFERRAL
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - ROCKVILLE - MARYLAND

MHG Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Proj. Mgr. PGL		Designer GSH	
	Date 12/10/13		Scale 1"=30'	
	Project No. 12.129.13		Sheet 2 of 3	
	Phone 301.670.0840 Fax 301.948.0693 www.mhgpa.com			

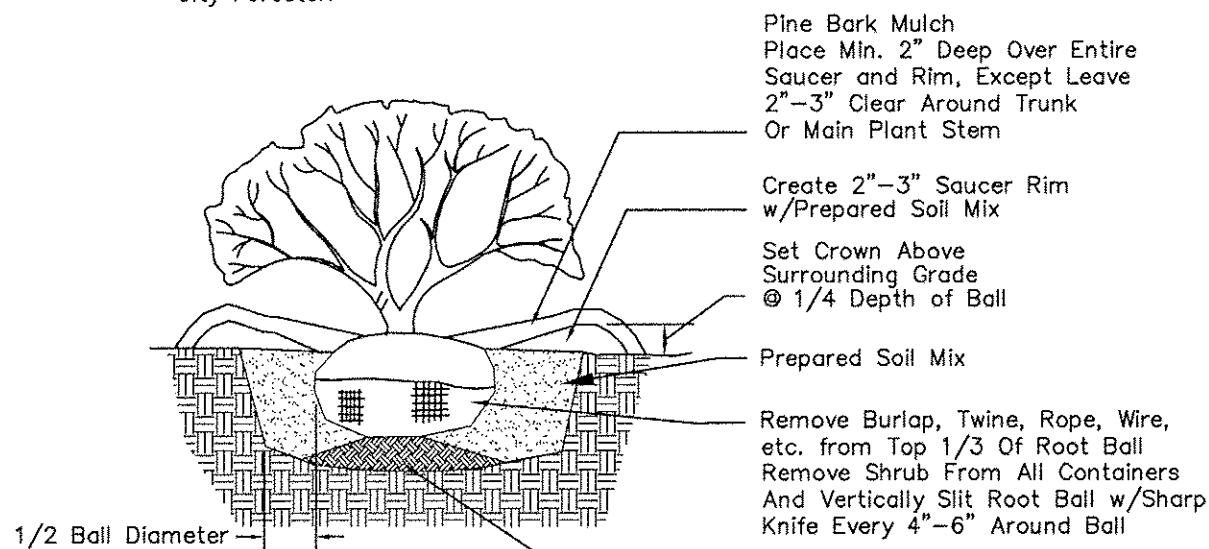
PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A NEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE MARYLAND LANDSCAPE CONTRACTORS' ASSOCIATION. PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING; AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SCALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SCALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE EVEN WITH GRADE OR MAXIMUM 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL. BASKET IS TO BE CUT HALFWAY DOWN THE ROOTBALL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MASSING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT. IF AGREED TO BY THE LANDSCAPE ARCHITECT, HE/SHE WILL FORWARD SUCH REQUESTS TO THE CITY OF ROCKVILLE FORESTER AND FINAL APPROVAL OF ANY SUBSTITUTION SHALL BE APPROVED IN WRITING BY THE CITY FORESTER. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- THE OWNER IS REQUIRED TO WARRANTY THE TREES COUNTED FOR AFFORESTATION/REFORESTATION FOR FIVE YEARS TO THE CITY OF ROCKVILLE. THE WARRANTY PERIOD SHALL BEGIN ONLY UPON COMPLETION OF A SATISFACTORY PLANTING INSPECTION BY THE CITY FORESTER. CONTRACTOR SHALL GUARANTEE TO OWNER ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AND CITY FORESTER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOC., MD, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

Note:

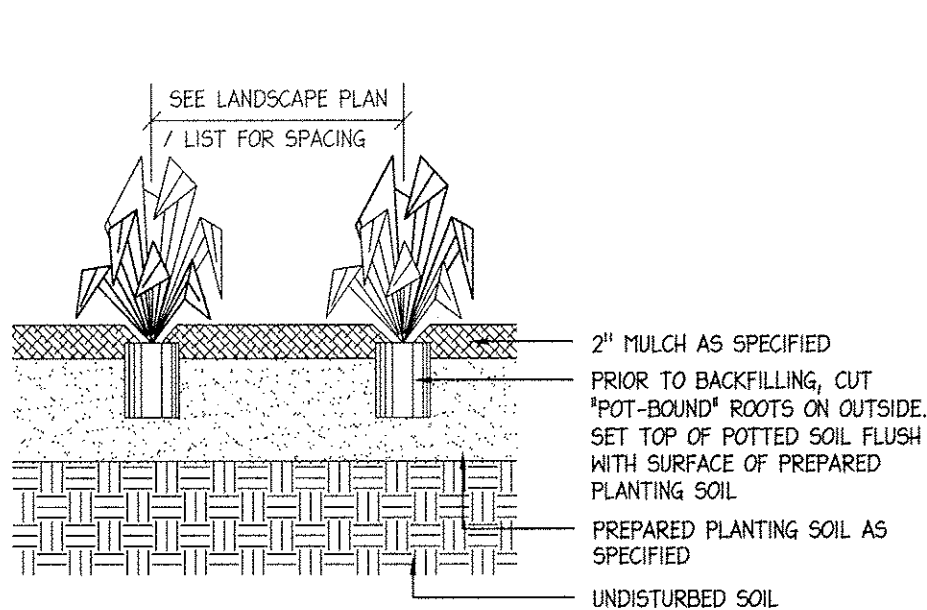
Water @ planting when soil pit is 1/2 ball
filled.

Coordinate planting in public right-of-way
with the Public Works Inspector and the
City Forester.



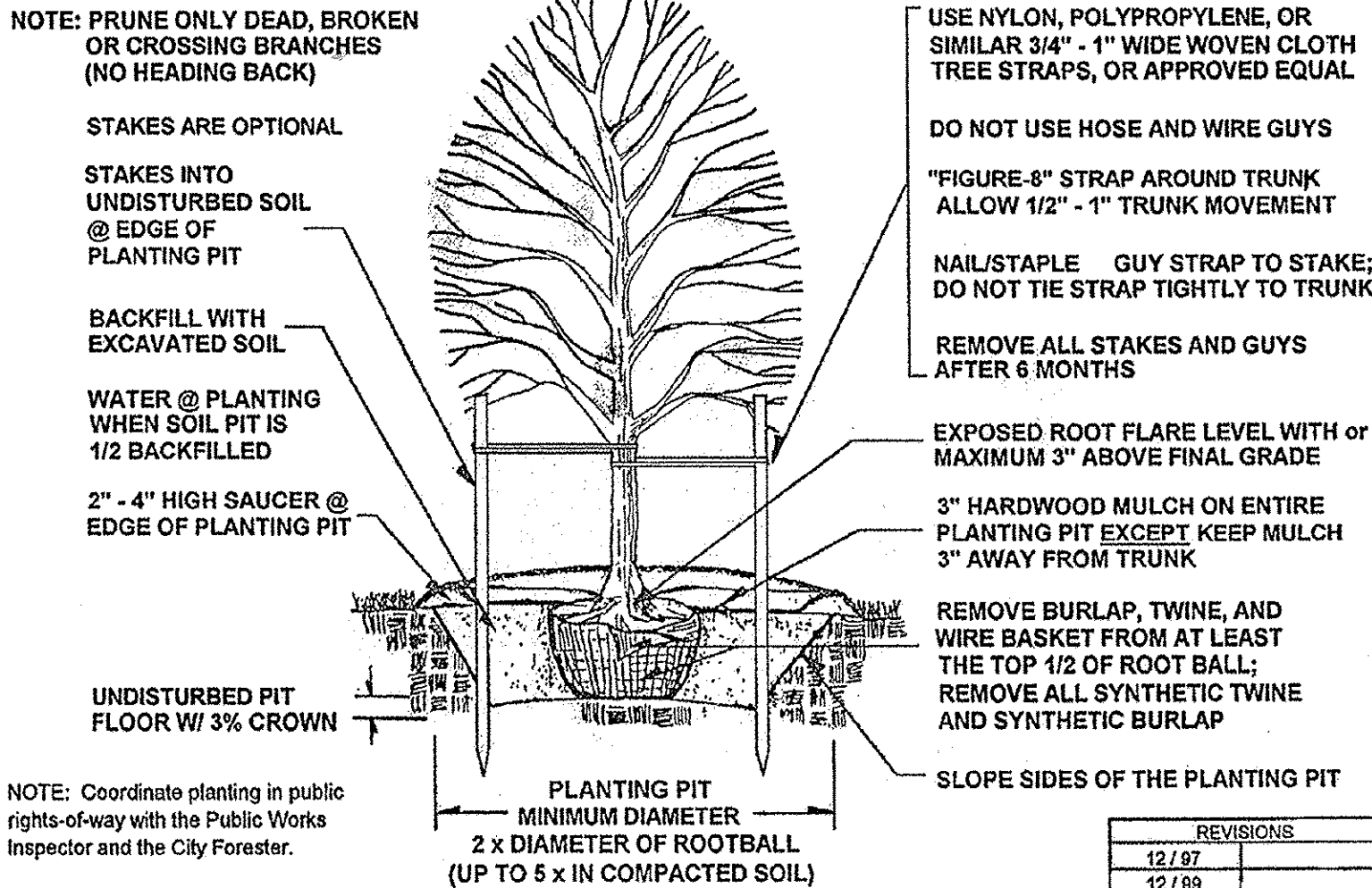
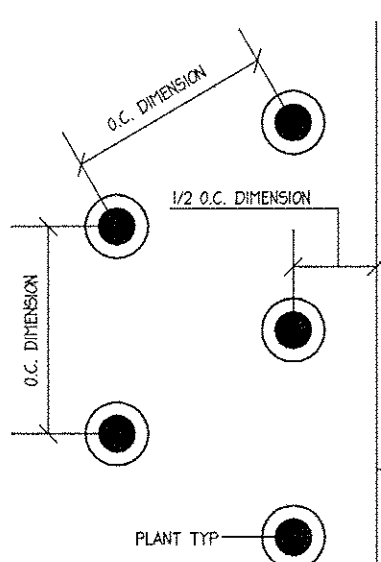
Planting Detail
Shrub – City Dtl. #203

Not To Scale



HERBACEOUS PLANTING & TRIANGULAR PLAN SPACING

NOT TO SCALE

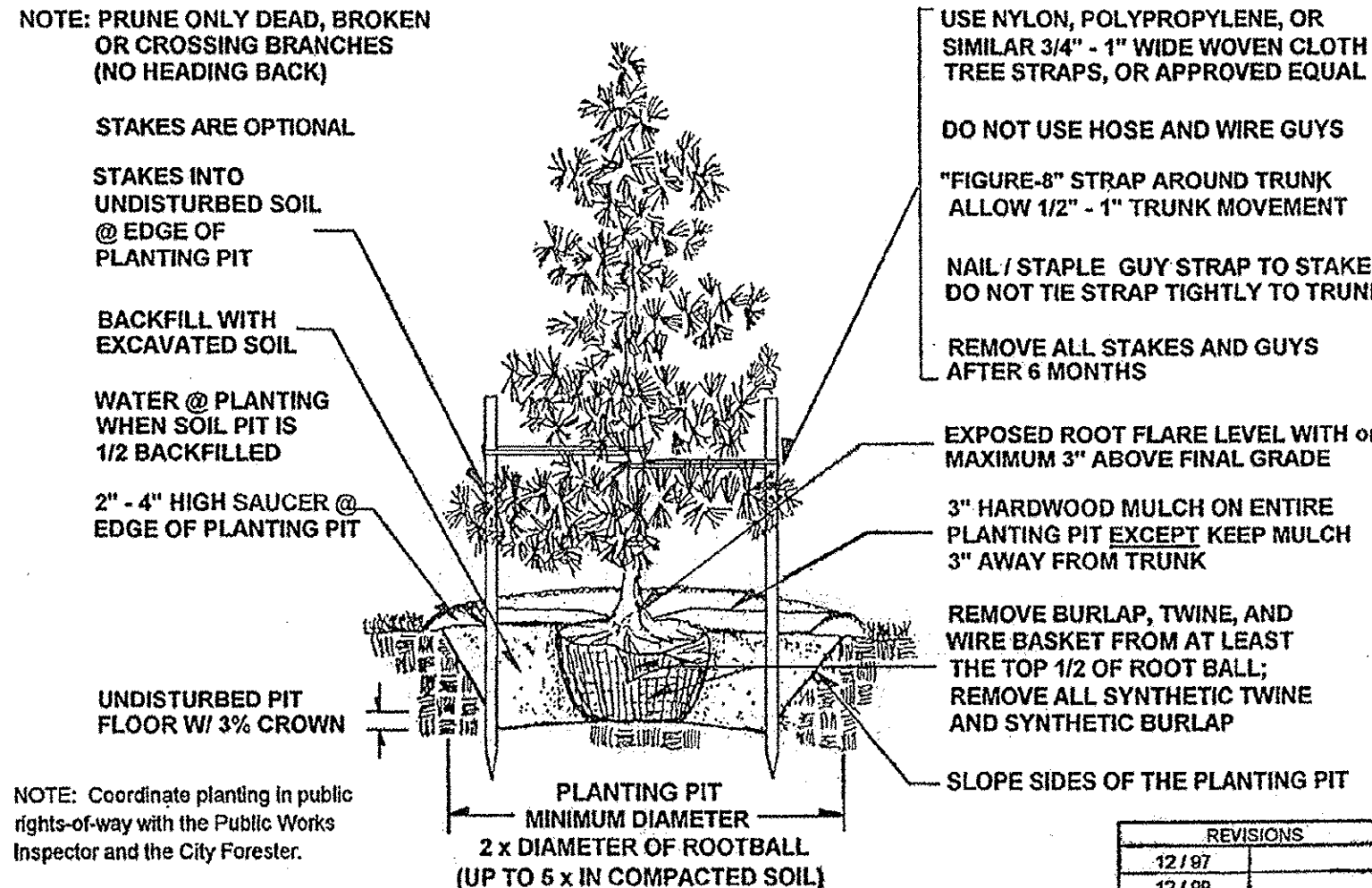


REVISIONS	
12/97	
12/99	
9/02	

APPROVED BY CITY FORESTER
DATE: 9/5/02

STANDARD DECIDUOUS TREE PLANTING DETAIL

DETAIL 201 - A



REVISIONS	
12/97	
12/99	
9/02	

APPROVED BY CITY FORESTER
DATE: 9/5/02

STANDARD CONIFEROUS TREE PLANTING DETAIL

DETAIL 202 - A

LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	SPACING/NOTES
SHADE TREES								
AH	4	Carpinus caroliniana	American Hornbeam (Ironwood)	2 1/2'-3'			B&B	
AS	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2'-3'			B&B	
BN	2	Betula nigra 'Dura Heat'	Dura Heat River Birch	2 1/2'-3'			B&B	Single Stem
LS	7	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2 1/2'-3'			B&B	
NS	1	Nyssa sylvatica	Black Gum	2 1/2'-3'			B&B	
PA	2	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2'-3'			B&B	
QP	1	Quercus phellos	Willow Oak	2 1/2'-3'			B&B	
QR	8	Quercus rubra	Red Oak	2 1/2'-3'			B&B	
EVERGREEN TREES								
IO	19	Ilex opaca 'Jersey Princess'	Jersey Princess American Holly		7-8'		B&B	
PF	1	Pinus flexilis 'Vanderwolf Pyramid'	Vanderwolf Pyramid Limber Pine		7-8'		B&B	
TO	5	Thuja occidentalis 'Techny'	Mission Arborvitae		7-8'		B&B	
TW	17	Thuja occidentalis 'Wintergreen'	Wintergreen American Arborvitae		7-8'		B&B	
ORNAMENTAL TREES								
AC	4	Amelanchier canadensis 'Sprizam'	Spring Glory Serviceberry		7-8'		B&B	
CC	5	Cercis canadensis	Eastern Redbud		7-8'		B&B	
MV	4	Magnolia virginiana	Sweetbay Magnolia		7-8'		B&B	
DECIDUOUS SHRUBS								
FG	7	Fothergilla gardenii	Dwarf Fothergilla		24-30"		Cont.	36" o.c.
VD	6	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum		30-36"		Cont.	48" o.c.
EVERGREEN SHRUBS								
IC	6	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24-30"		Cont.	48" o.c.
PL	23	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherrylaurel		24-30"		Cont.	48" o.c.
GROUNDCOVER								
ND	50	Nandina domestica 'Harbor Dwarf'	Harbor Dwarf Nandina				#1 Cont.	24" o.c.

NATIVE PLANT COUNTS
Total Shade Trees: 31
Native Shade Trees: 29
Percent Native: 94%

Total Number of Trees: 86
Native Trees: 84
Percent Native: 98%

Total Number of Shrubs: 42
Native Shrubs: 13
Percent Native: 31%

LANDSCAPE REQUIREMENTS

Section 4, "Landscaping, Screening and Lighting Manual", effective October 27, 2009 and Article 17, Rockville Zoning Ordinance (Sec. 25.17)

Landscaping Manual, Sec. 4.d: PARKING LOT LANDSCAPING

4.d.2(a) Landscape Strip adjoining a Street Right-of-Way

- (i) Required: Minimum 10' width
Provided: See table below
- (ii) Required: Minimum 1 Tree per 40 ft. of frontage (1 Ornamental Tree = .5 Shade Tree)
Minimum 15 shrubs per 40 ft. of frontage (1 Evergreen Tree = 5 Shrubs)
Provided: See table below

Segment	Length (ft)	Width Provided (ft)	Shade Trees Required	Shade Trees Provided	Ornamental Trees Provided	Shade Tree Equivalents Provided	Shrubs Required	Shrubs Provided	Evergreen Trees Provided	Shrub Equivalents Provided
A	193	10	5	3	4	5	67	37	6	67

Berm provided: No

4.d.2(b) Perimeter Landscape Area Adjoining Property Other than R-O-W
See Section 4.d.3(a) – Residential Zone Standards

4.d.2(c) Internal Landscaping of Surface Parking Facility

- Required: Minimum 5% of internal parking facility area to be landscaped with shade trees
Total internal parking facility area = 30,746 s.f.
5% of internal area = 1,537 s.f.
Total internal landscaped area = 2,162 s.f. (7%)
Number of trees to be planted in landscaped area:
Shade: 8
Ornamental: 0
Evergreen: 0
- Provided:

4.d.2(d) Minimum Size of Planting Islands within Internal Landscape Area

- (i) Required: Islands parallel to parking spaces = 9' wide, min, and 10' long, min.
Provided: 15' wide min, at midpoint; 16' long, min.
- (ii) Required: Islands at the heads of parking spaces = 10' wide, min.
Provided: 43' wide, min.

4.d.3(a) Residential Zone Standards

Subject property Zone R-90; adjacent property Zone R-60

- (i) Required: Minimum 10' wide buffer area for parking spaces located along side or rear property lines abutting residential properties
Provided: See Alternate, sub-section, below
- (iii) Required: Minimum 1 shade tree per 35' of buffer area (or accepted substitutes)
Minimum 15 shrubs per 35' of buffer area (or accepted substitutes)
Provided: See Alternate, sub-section iv, below

- (iv) Alternate, Required: Minimum 20' setback in lieu of buffer
Minimum 1 shade tree per 35' of property line (or accepted substitutes)
Buffer Area = 184 linear feet
Shade Trees required: 6
Alternate, Provided: ±112' wide retained wooded area

Zoning Ordinance, Article 17, LANDSCAPING AND SCREENING REQUIREMENTS

Sec. 25.17.02-c. Screening of Parking Areas required in the MXT Zone

- Required: Screening of off-street parking from residential zones and public streets and walkways
Provided: N/A

Sec. 25.17.02-d. Screening of Mechanical Equipment in all zones other than Single Dwelling Unit Residential

- Required: Screening from public view at ground level from the property edge
Provided: N/A

Sec. 25.17.02-e. Screening of Trash, Recycling and Waste Oil/Grease Collection Areas enclosures in all zones other than Single Dwelling Unit Residential.

- Required: Appropriate screening
Provided: N/A

Sec. 25.17.03-b.3 Screening of Utility Equipment in non-residential and non-mixed-use zones

- Required:
- Vegetative or constructed Screening on four sides of the equipment with 80% min. opacity
 - If vegetative, provide 80% opacity within one year
 - If constructed, materials must be complementary to building architecture
 - Location to minimize visual impact; cluster utility equipment with mechanical and waste disposal equipment
- Provided: N/A

Planting:

The permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The permittee shall ensure that the Landscape Contractor is able to secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is recommended that plant material be secured by the project start date.

A pre-planting meeting is required before installation of landscaping, afforestation or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector by calling 240-314-8713. Attendees must include the permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for Nursery Stock (ANSI Z60.1). All details of the planting plans with regard to plant quality and proper planting will be discussed including but not limited to:

- Plant quality
 - Proper form for species
 - Proper ratio of caliper size/height to container size/rootball size.
 - Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning)
 - No co-dominant stems or multiple trunks (unless approved by City Forester)
 - Sound graft union
 - Free of girdling roots, or the ability to remove girdling roots without damaging the tree
 - Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage
- Proper planting
 - Root flare no higher than 3 inches from existing grade
 - Exposed root flare (not graft); Removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
 - Wire baskets/twine/burlap removed from top half of root ball
 - All synthetic burlap or twine removed completely
 - No hose and wire; staking and strapping per City planting detail
 - Hole a minimum of twice the width of the root ball
 - Mulched properly per City planting detail
 - Wildlife protection installed (if required and type approved by the Forestry Inspector)

Trees not complying with the above requirements may be rejected at the discretion of the City Forester. Tree planting will generally not be permitted between the dates of June 1 and September 1 or when the ground is frozen.

Post Planting:

The permittee shall notify the City Forester IN WRITING when the planting is complete and request a post planting inspection. The inspection must include the permittee, landscape contractor and Forestry Inspector. The maintenance and warranty period will not begin until the City Forester has accepted ALL plantings. Trees will be inspected for plant quality and proper planting in accordance with City specifications and nursery standards. Once the maintenance period has begun, the applicant is responsible for maintaining plant health in accordance with the signed Warranty and Maintenance Agreement. Routine inspections will be conducted throughout the warranty period and the applicant will be notified in writing when corrective measures are required. Failure to complete the corrective measures by the given date may result in fines being issued, permits revoked, extension of warranty period or other punitive measures. Such maintenance shall include when appropriate, but not necessarily be limited to:

- Watering, fertilizing and control of competing vegetation throughout the maintenance period as necessary.
- Pruning, mulching, tightening of strapping, resetting of plants to proper grades or upright position.
- Furnishing and applying pesticides or other items necessary to thwart damage from insects and disease.
- Providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the planting site.
- Replacement of dead and dying trees. Survival standards contained in the State Forest Conservation Manual shall be followed for the protection and satisfactory establishment of forest where applicable.
- Eradicate, suppress and control non-native and invasive plant species during the maintenance period to the satisfaction of the City Forester.
- Installing and maintaining devices to protect against wildlife damage.
- Removal of staking and strapping after six months.

General Planting Notes -- Quality Assurance

- All plant material shall be in accordance with the American Standard for Nursery Stock No. Z60.1–2004, by the American Association of Nurserymen, Inc.
- All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery–grown stock and freshly dug.
- No trees with multiple leaders will be accepted. No sheared evergreens will be accepted.
- Substitutions are not permitted without written permission from the City Forester.

TAX MAP HR122

WSSC 218NW05

LANDSCAPE PLAN FOR MANDATORY REFERRAL

PARCEL 430

CHILDREN'S RESOURCE CENTER

L.11005 F.00194

4TH ELECTION DISTRICT – ROCKVILLE – MARYLAND

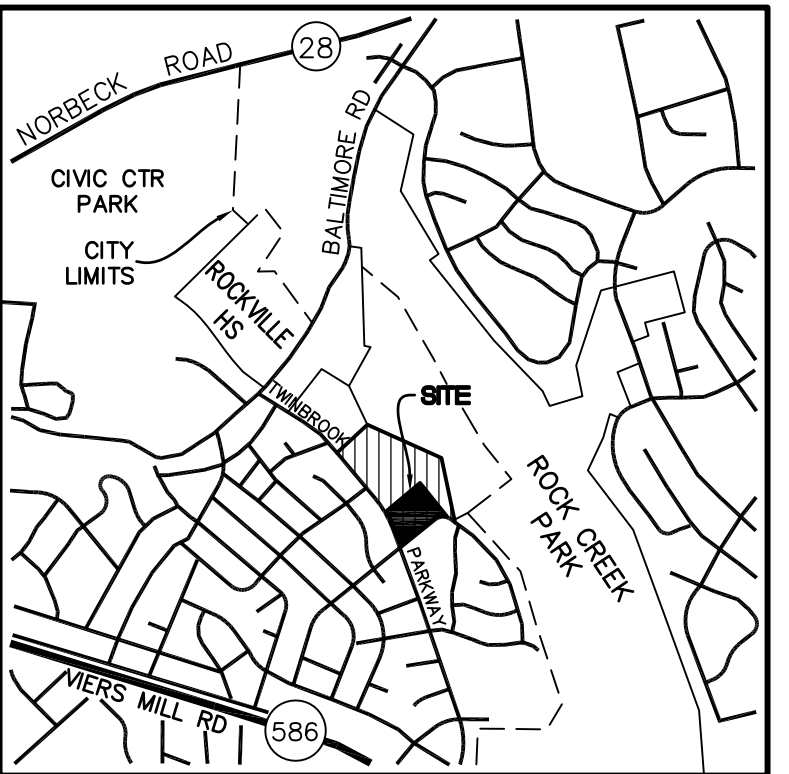
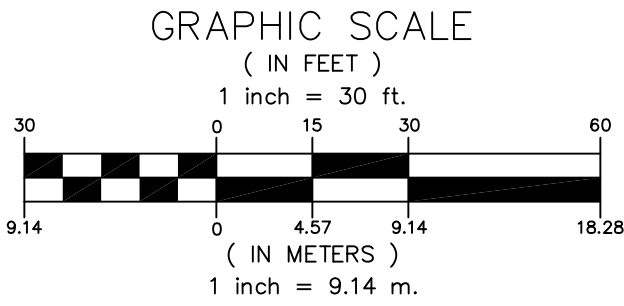
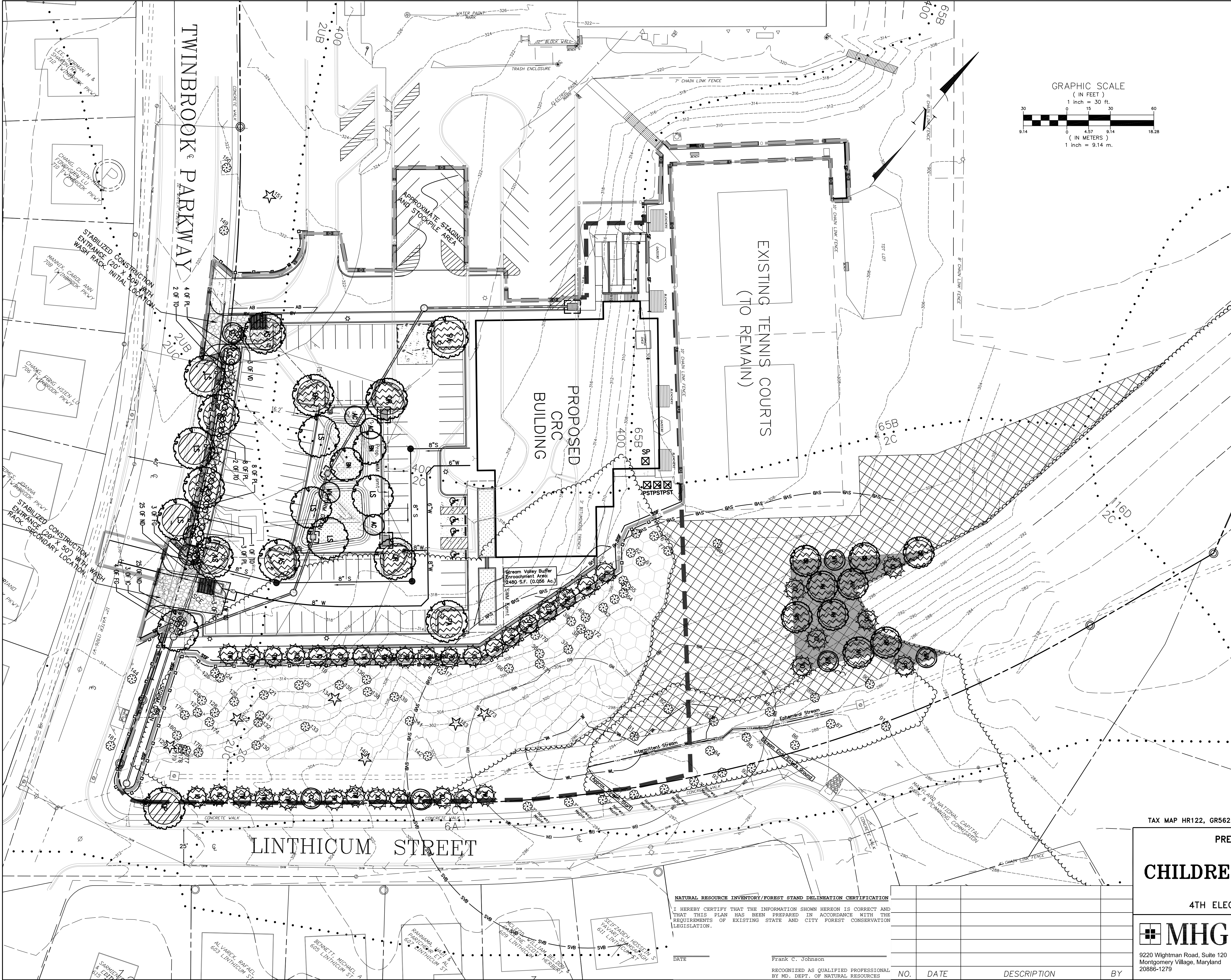


Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr. PGL	Designer GSH
Date 12/10/13	Scale AS NOTED
Project No. 12.129.13	Sheet 3 of 3



VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- ☆ Specimen Tree
- ⊗ Significant Tree
- ✕ Trees to be Removed
- [Cross-hatched] Forest Conservation Easement – Proposed Planting: 26,504 S.F. (0.60 ac.)
- [Diagonal-hatched] Forest Conservation Easement – Proposed Planting: Stream Valley Buffer Encroachment Mitigation: 4,960 S.F. (0.11 ac.)
- [Hexagonal-hatched] Forest Conservation Easement – Forest Saved: (0.60 ac.)
- Limits of Disturbance
- ▬ Tract Area
- Tree Protection Fence & Root Pruning
- Silt Fence
- Super Silt Fence
- SVB Stream Valley Buffer
- Soil Boundary
- Wetland Limits
- Wetland Buffer
- Tree Canopy
- ⊗ PROPOSED DECIDUOUS SHRUBS
- ⊗ PROPOSED EVERGREEN SHRUBS
- ⊗ PROPOSED EVERGREEN TREES
- ⊗ PROPOSED ORNAMENTAL TREES
- ⊗ PROPOSED SHADE TREES
- ⊗ PROPOSED TREE FOR ON-SITE TREE REPLACEMENT CREDIT
- ⊗ PROPOSED TREE FOR STREET TREE REPLACEMENT CREDIT

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE _____
Frank C. Johnson
RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES

NO.	DATE	DESCRIPTION	BY

TAX MAP HR122, GR562WSSC 218NW05, 218NW06

PRELIMINARY FOREST CONSERVATION PLAN
SUBDIVISION 504
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT – ROCKVILLE – MARYLAND

MHG
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

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Proj. Mgr. PGL	Designer AEJ
Date 12.3.2013	Scale 1"=30'
Project No. 2012.129.13	Sheet 2 of 3

TREE LIST											
ID #	Common Name	Botanical Name	DBH	CRZ (±1)	CRZ (radius)	CTLA Rating	City	Notes	Tree Disposition	# Replacement	Trees
1	Flowering Dogwood	Cornus florida	17	2042	25.5	91			Remove	1	1
2	White Ash	Fraxinus americana	17	2042	25.5	46			Remove	1	1
3	White Ash	Fraxinus americana	17	2042	25.5	59			Remove	1	1
4	Norway Maple	Acer platanoides	13	1194	19.5	78			Remove	1	1
5	Norway Maple	Acer platanoides	20	2826	30	72			Remove	2	2
6	Tulip Poplar	Liriodendron tulipifera	26	4776	39	72			Remove	3	3
7	Red Maple	Acer rubrum	11	380	11	81			Remove	0	0
8	American Beech	Fagus grandifolia	11	380	11	84	84		Remove	0	0
9	Black Oak	Quercus velutina	23	1661	23	94			Remove	0	0
10	American Beech	Fagus grandifolia	17	2042	25.5	91			Remove	0	0
11	White Oak	Quercus alba	17	907	17	78			Remove	0	0
13	Black Gum	Nyssa sylvatica	9	254	9	88			Remove	0	0
15	Black Oak	Quercus velutina	17	907	17	75			Remove	0	0
16	Tulip Poplar	Liriodendron tulipifera	28	2462	28	94			Remove	3	3
17	Tulip Poplar	Liriodendron tulipifera	22	1520	22	91		91 10" basal spread	Remove	0	0
18	White Oak	Quercus alba	9	254	9	81			Remove	0	0
19	Black Locust	Robinia pseudacacia	19	1134	19	53			Remove	0	0
20	Tulip Poplar	Liriodendron tulipifera	10	314	10	88			Remove	0	0
21	White Mulberry	Morus alba	8	201	8	72			Remove	0	0
22	Red Oak	Quercus rubra	44	6079	44	31	31		Remove	6	6
23	White Oak	Quercus alba	11	380	11	81	81		Remove	0	0
24	Tulip Poplar	Liriodendron tulipifera	42	5539	42	75			Remove	6	6
25	Mockernut Hickory	Carya tomentosa	7	154	7	84	84		Remove	0	0
26	White Oak	Quercus alba	16	804	16	78	78		Remove	0	0
27	White Ash	Fraxinus americana	7	154	7	44	44		Remove	0	0
28	White Oak	Quercus alba	13	531	13	84	84		Remove	0	0
29	Tulip Poplar	Liriodendron tulipifera	28	2462	28	91	91		Remove	0	0
30	Black Gum	Nyssa sylvatica	13	2826	30	91	91		Remove	0	0
31	Red Maple	Acer rubrum	7	154	7	88			Remove	0	0
32	White Oak	Quercus alba	21	1385	21	91	91		Remove	0	0
33	Mockernut Hickory	Carya tomentosa	6	113	6	94			Remove	0	0
34	American Beech	Fagus grandifolia	7	154	7	84			Remove	0	0
35	Tulip Poplar	Liriodendron tulipifera	22	1520	22	94	94		Remove	0	0
36	Mockernut Hickory	Carya tomentosa	25	1963	25	91	91		Remove	0	0
37	Tulip Poplar	Liriodendron tulipifera	26	2123	26	88	88		Remove	1	1
38	Tulip Poplar	Liriodendron tulipifera	23	1661	23	91	91		Remove	0	0
39	Mockernut Hickory	Carya tomentosa	8	201	8	97	97		Remove	0	0
40	Mockernut Hickory	Carya tomentosa	7	154	7	97	97		Remove	0	0
41	Tulip Poplar	Liriodendron tulipifera	33	3419	33	88	88		Remove	6	6
42	Red Oak	Carya tomentosa	19	1134	19	41	41		Remove	0	0
43	Mockernut Hickory	Carya tomentosa	8	201	8	94			Remove	0	0
44	White Oak	Quercus alba	23	1661	23	88	91		Remove	0	0
45	Mockernut Hickory	Carya tomentosa	6	113	6	91			Remove	0	0
46	Tulip Poplar	Liriodendron tulipifera	14	615	14	84			Remove	0	0
47	White Oak	Quercus alba	15	707	15	91	91		Remove	0	0
48	Southern Red Oak	Quercus falcata	36	4069	36	84	84		Remove	0	0
49	Black Cherry	Prunus serotina	7	154	7	91			Remove	0	0
51	Winging Cherry	Prunus subhirtella	11	380	11	72	72		Remove	0	0
52	Tulip Poplar	Liriodendron tulipifera	15	707	15	94			Remove	0	0
53	Tulip Poplar	Liriodendron tulipifera	14	615	14	91			Remove	0	0
54	Black Locust	Robinia pseudacacia	11	380	11	84			Remove	0	0
55	Black Locust	Robinia pseudacacia	14	615	14	69			Remove	0	0
56	Dead Oak	Carya tomentosa	6	113	6	41			Remove	0	0
57	Mockernut Hickory	Carya tomentosa	14	615	14	88	88		Remove	0	0
61	Red Maple	Acer rubrum	8	201	8	81			Remove	0	0
62	Tulip Poplar	Liriodendron tulipifera	22	1520	22	78	78		Remove	0	0
63	Tulip Poplar	Liriodendron tulipifera	13	531	13	75	75		Remove	0	0
64	Mockernut Hickory	Carya tomentosa	9	254	9	88			Remove	0	0
66	Red Oak	Quercus rubra	11	855	16.5	91	91		Remove	0	0
67	Tulip Poplar	Liriodendron tulipifera	39	4776	39	81	81		Remove	6	6
68	White Oak	Quercus alba	21	1385	21	94	94		Remove	0	0
69	Mockernut Hickory	Carya tomentosa	12	452	12	94	94		Remove	0	0
71	White Oak	Quercus alba	24	1809	24	81	81		Remove	0	0
72	Red Oak	Quercus rubra	9	254	9	88			Remove	0	0
73	Black Locust	Robinia pseudacacia	11	380	11	25			Remove	0	0
74	Black Cherry	Prunus serotina	8	201	8	44			Remove	0	0
75	Black Locust	Robinia pseudacacia	11	380	11	25			Remove	0	0
76	Tulip Poplar	Liriodendron tulipifera	14	615	14	81	81		Remove	0	0
77	Black Locust	Robinia pseudacacia	9	254	9	50			Remove	0	0
78	Loblolly Pine	Pinus taeda	12	452	12	72			Remove	0	0
79	Loblolly Pine	Pinus taeda	14	615	14	88			Remove	0	0
80	Norway Maple	Acer platanoides	6	254	9	59			Remove	0	0
81	Pin Oak	Quercus palustris	15	707	15	81	81		Remove	0	0
82	Pin Oak	Quercus palustris	19	1134	19	91	91		Remove	0	0
83	Pin Oak	Quercus palustris	16	804	16	72	72		Remove	0	0
84	Pin Oak	Quercus palustris	13	531	13	75			Remove	0	0
85	Pin Oak	Quercus palustris	16	804	16	84			Remove	0	0
86	Norway Maple	Acer platanoides	15	707	15	81			Remove	0	0
87	Pin Oak	Quercus palustris	20	1256	20	88			Remove	0	0
88	Pin Oak	Quercus palustris	19	1134	19	84	84		Remove	0	0
89	Pin Oak	Quercus palustris	18	1017	18	88			Remove	0	0
90	Pin Oak	Quercus palustris	22	1520	22	88			Remove	0	0
91	Pin Oak	Quercus palustris	15	707	15	88			Remove	0	0
94	Black Gum	Nyssa sylvatica	9	254	9	97			Remove	0	0
95	Black Cherry	Prunus serotina	20	1256	20	69			Remove	0	0
96	Black Locust	Robinia pseudacacia	6	113	6	91			Remove	0	0
97	Tulip Poplar	Liriodendron tulipifera	18	1017	18	88			Remove	0	0
98	Black Locust	Robinia pseudacacia	13	531	13	88			Remove	0	0
99	Tulip Poplar	Liriodendron tulipifera	7	154	7	94			Remove	0	0
100	Black Locust	Robinia pseudacacia	8	201	8	94			Remove	0	0
101	Red Maple	Acer rubrum	9	254	9	78			Remove	0	0
102	Black Cherry	Prunus serotina	11	380	11	72			Remove	0	0
103	Black Locust	Robinia pseudacacia	14	615	14	75			Remove	0	0
104	Tulip Poplar	Liriodendron tulipifera	42	5539	42	91	97 Two-stemmed		Remove	6	6
105	White Ash	Fraxinus americana	27	2289	27	84	88		Remove	3	3
106	Black Oak	Quercus velutina	20	1256	20	91			Remove	0	0
107	Black Locust	Robinia pseudacacia	9	254	9	81			Remove	0	0
108	Black Cherry	Prunus serotina	7	154	7	63	63		Remove	0	0
109	Tulip Poplar	Liriodendron tulipifera	9	254	9	91			Remove	0	0
110	Black Oak	Quercus velutina	21	1385	21	75	75		Remove	0	0
111	American Beech	Fagus grandifolia	9	254	9	88			Remove	0	0
112	Bitternut Hickory	Carya tomentosa	6	113	6	94			Remove	0	0
113	American Beech	Fagus grandifolia	11	380	11	91			Remove	0	0
114	Northern Red Oak	Quercus rubra	23	1661	23	91	91		Remove	0	0

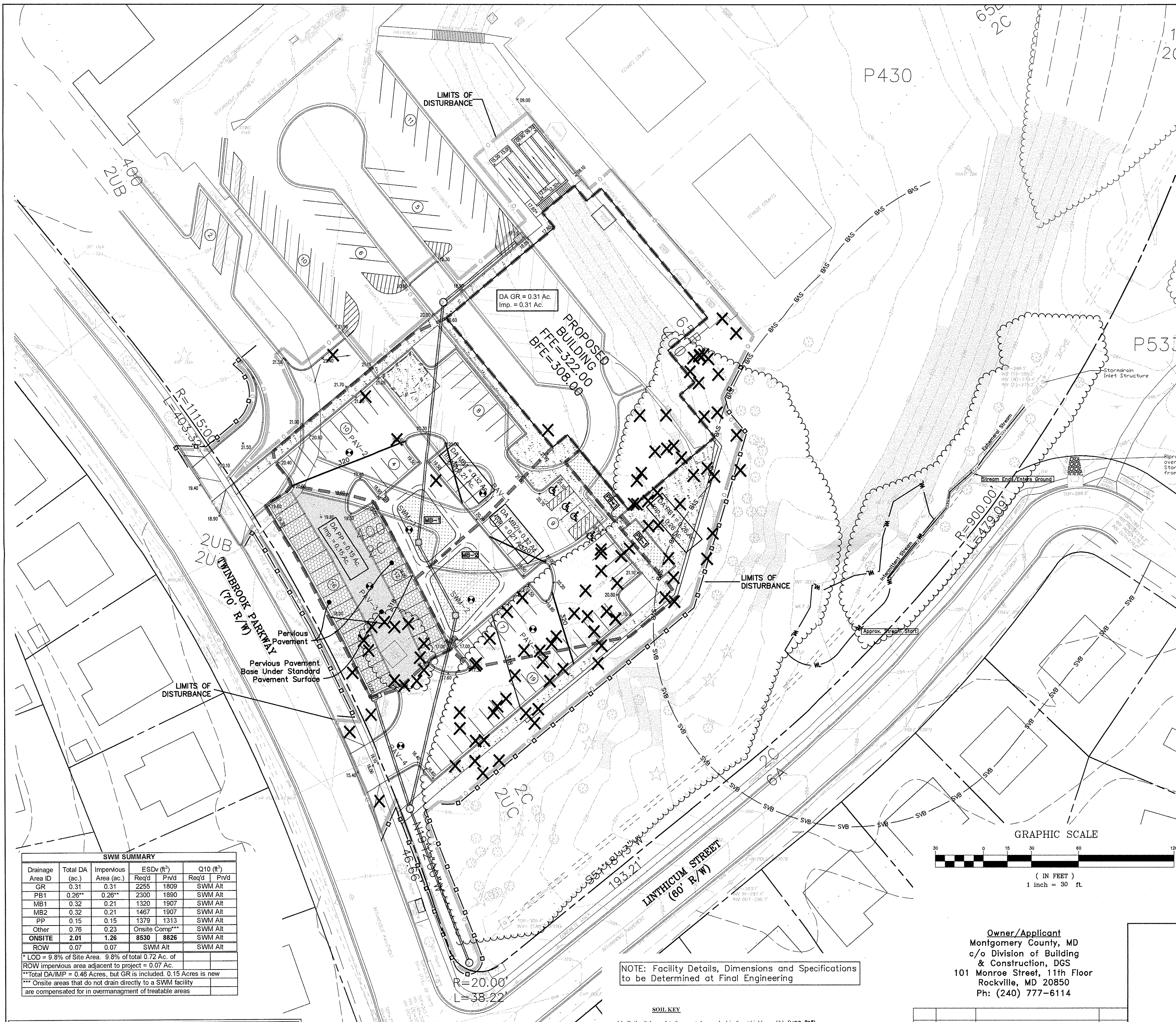
ON-SITE FOREST CONSERVATION PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT
8	Quercus alba	White Oak	2"		B&B
8	Quercus rubra	Red Oak	2"		B&B
8	Liriodendron tulipifera	Tulip Poplar	2"		B&B
8	Nyssa sylvatica	Black Gum	2"		B&B
7	Cercis canadensis	Eastern Redbud	2"		B&B
10	Ilex opaca	American Holly		7-8'	B&B
9	Juniperus virginiana	Eastern Red Cedar		7-8'	B&B

- NOTES:
- The 0.58 acre Planting Area will be planted with the above plant material at a rate of 100 2" caliper trees/acre x 0.58 acres = 58 trees.
 - The mix of trees planted shall be 67% hardwood species (39 trees) and 33% evergreen species (19 trees) planted 12' to 15' on-center.
 - Substitutes are not permitted unless previously approved in writing by the Forestry inspector.
 - Limits of Reforestation Area must be staked by surveyor prior to the pre-planting meeting with the Forestry Inspector.

115	Bitternut Hickory	Carya tomentosa	13	531	13	97	97		Remove	0	0
116	White Oak	Quercus alba	10	314	10	88	88		Remove	0	0
117	Black Oak	Quercus velutina	18	1017	18	94	94		Remove	0	0
118	Tulip Poplar	Liriodendron tulipifera	25	1963	25	91	91		Remove	0	3
119	American Beech	Fagus grandifolia	10	314	10	91	91		Remove	0	0
120	Tulip Poplar	Liriodendron tulipifera	26	1963	26	91	91		Remove	0	0
121	Tulip Poplar	Liriodendron tulipifera	7	154	7	94	94		Remove	0	0
122	Black Oak	Quercus velutina	48	4534	38	84	84		Remove	0	0
123	Bitternut Hickory	Carya tomentosa	9	254	9	97	97		Remove	0	0
124	Black Locust	Robinia pseudacacia	21	1385	21	81	81		Remove	0	0
125	Black Cherry	Prunus serotina	6	113	6	50			Remove	0	0
126	Bitternut Hickory	Carya tomentosa	13	531	13	75			Remove	0	0
127	Red Maple	Acer rubrum	11	380	11	91			Remove	0	0
128	Black Gum	Nyssa sylvatica	10	314	10	97			Remove	0	0
129	Tulip Poplar	Liriodendron tulipifera	30	2826	30	84	91		Remove	0	0
130	Tulip Poplar	Liriodendron tulipifera	28	2462	28	88	88		Remove	0	0
131	Black Oak	Quercus velutina	16	804	16	91	91		Remove	0	0
132	Tulip Poplar	Liriodendron tulipifera	19	1134	19	94	94		Remove	0	0
133	Tulip Poplar	Liriodendron tulipifera	26	2123	26	84	84		Remove	0	0
134	Tulip Poplar	Liriodendron tulipifera	32	3215	32	81	81		Remove	0	0
135	American Beech	Fagus grandifolia	6	113	6	88			Remove	0	0
136	American Beech	Fagus grandifolia	10	314	10	84	84		Remove	0	0
137	Tulip Poplar	Liriodendron tulipifera	29	2641	29	91	91		Remove	0	0
138	Tulip Poplar	Liriodendron tulipifera	12	452	12	94			Remove	0	0
139	Tulip Poplar	Liriodendron tulipifera	35	3847	35	91	91		Remove	0	0
140	Tulip Poplar	Liriodendron tulipifera	26	2123	26	88	88		Remove	0	0
141	Black Oak	Quercus velutina	28	2462	28	88	88		Remove	0	0
142	Tulip Poplar	Liriodendron tulipifera	37	4299	37	84	84		Remove	0	0
143	Pin Oak	Quercus palustris	31	6789	46.5	88			Remove	0	0
144	Kousa Dogwood	Cornus kousa	8	452	12	97			Remove	0	0
145	Foster's Holly	Ilex x alternata	9	572	13.5	100			Remove	0	0
146	Kousa Dogwood	Cornus kousa	11	855	16.5	100			Remove	0	0
147	Kousa Dogwood	Cornus kousa	10	707	15	100			Remove	0	0
148	Kousa Dogwood	Cornus kousa	8	452	12	100			Remove	0	0
149	Foster's Holly	Ilex x alternata	7	346	10.5	100			Remove	0	0
150	Foster's Holly	Ilex x alternata	8	452	97	12			Remove	0	0
151	Kousa Dogwood	Cornus kousa	11	855	16.5	97			Remove	0	0
152	Kousa Dogwood	Cornus kousa	13	1194	19.5	100			Remove	1	1
153	Kousa Dogwood	Cornus kousa	20	2826	30	100			Remove	2	2
154	Foster's Holly	Ilex x alternata	6	254	9	91			Remove	0	0
155	Foster's Holly	Ilex x alternata	11	1385	21	97			Remove	0	0
156	Foster's Holly	Ilex x alternata	5	177	7.5	100			Remove	0	0
157	Foster's Holly	Ilex x alternata	6	254	9	100			Remove	0	0
158	Bitternut Hickory	Carya tomentosa	17	907	17	78			Remove	0	0
159	Bitternut Hickory	Carya tomentosa	6	254	9	50			Remove	0	0
160	Bitternut Hickory	Carya tomentosa	8	201	8	94			Remove	0	0
161	Pignut Hickory	Carya glabra	9	254	9	81			Remove	0	0
162	Mockernut Hickory	Carya tomentosa	9	254	9	91			Remove	0	0
163	Bitternut Hickory	Carya tomentosa	7	154	7	88			Remove	0	0
164	Tulip Poplar	Carya tomentosa	11	907	15	17		Codominant @ 1'	Remove	0	0
165	Tulip Poplar	Liriodendron tulipifera	45	6359	45	88		Codominant @ 2'	Remove	0	0
166	Bitternut Hickory	Carya tomentosa	8	201	8	84			Remove	0	0
167	Black Gum	Nyssa sylvatica	8	201	8	44			Remove	0	0
168	Black Cherry	Prunus serotina	8	201	8	25			Remove	0	0
169	Black Oak	Quercus velutina	13	531	13	75			Remove	0	0
170	Mockernut Hickory	Carya tomentosa	17	907	17	94			Remove	0	0
171	Southern Red Oak	Quercus falcata	8	201	8	47			Remove	0	0
172	Southern Red Oak	Quercus falcata	22	1520	22	59			Remove	0	0

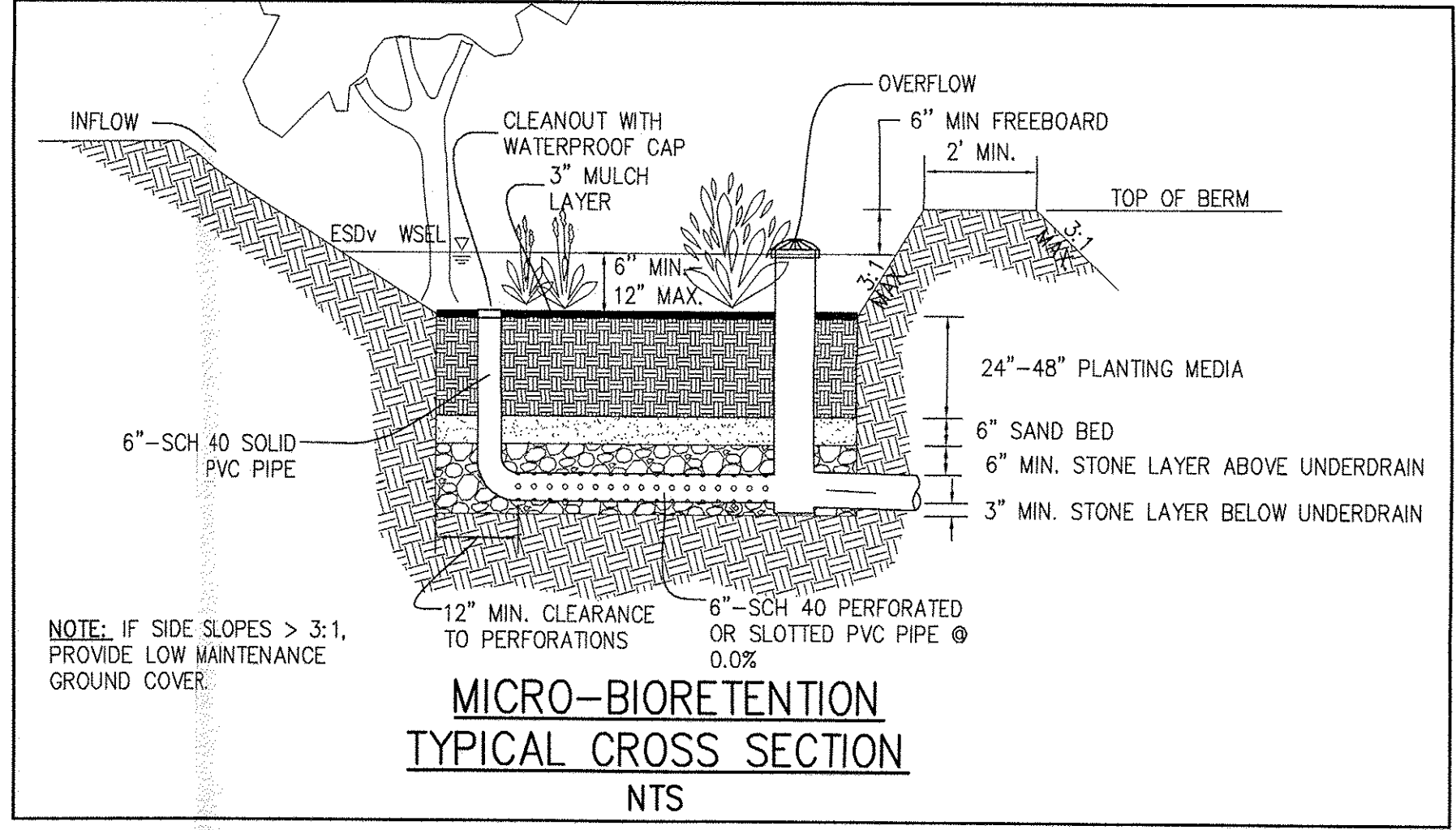
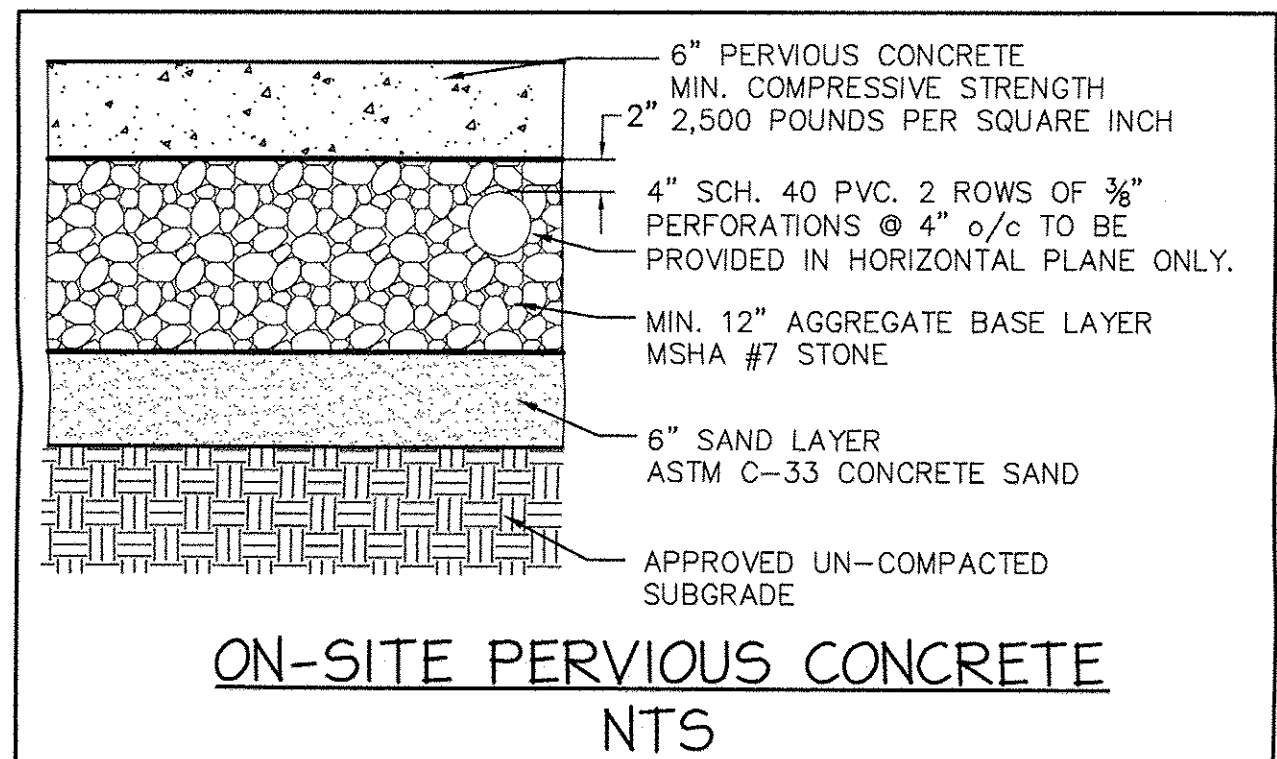
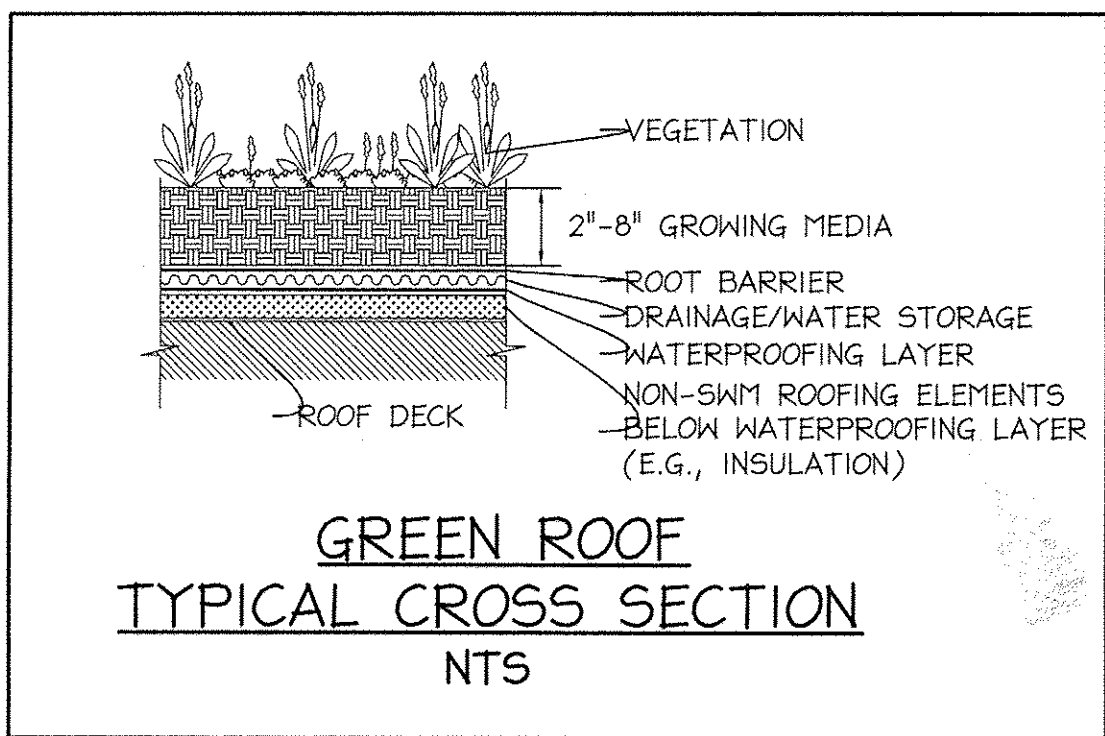
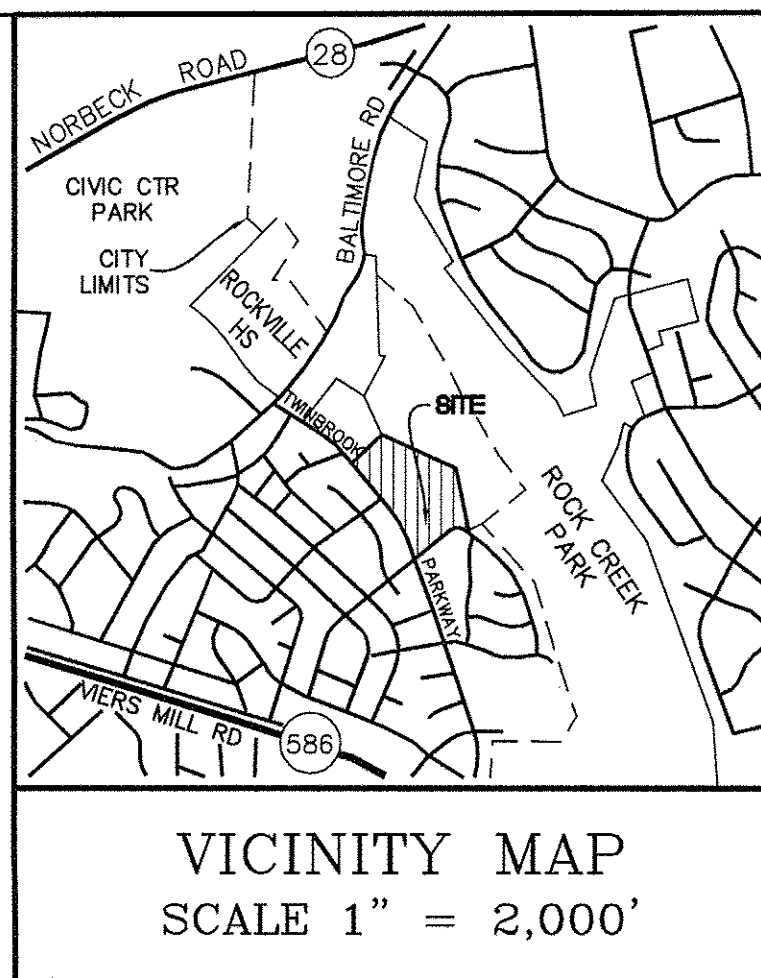
Bold Text indicates Specimen Tree



SWM LEGEND

- Existing Contour
- Proposed Contour
- Limits of Disturbance
- Existing Drainage Divide
- Proposed Drainage Divide
- Specimen Tree
- Significant Tree
- Trees to be Removed
- Pervious Pavement
- Pervious Base Below Std. Pavement
- Micro Bioretention
- Drainage Area Label

DA GR = 0.31 Ac.
Imp. = 0.31 Ac.



SWM SUMMARY

Drainage Area ID	Total DA (ac.)	Impervious Area (ac.)	ESDv (ft³)	Q10 (ft³)	Reg'd	Pn/d	Pn/d
GR	0.31	0.31	2255	1809	Reg'd	SWM Alt	
PB1	0.28**	0.28**	2300	1890	SWM Alt		
MB1	0.32	0.21	1320	1907	SWM Alt		
MB2	0.32	0.21	1467	1907	SWM Alt		
PP	0.15	0.15	1379	1313	SWM Alt		
Other	0.76	0.23	Onsite Comp***		SWM Alt		
ONSITE	2.01	1.26	8530	8826	SWM Alt		
ROW	0.07	0.07			SWM Alt		

* LOD = 9.8% of Site Area. 9.8% of total 0.72 Ac. of ROW impervious area adjacent to project = 0.07 Ac.
** Total DA/IMP = 0.46 Acres, but GR is included. 0.15 Acres is new
*** Onsite areas that do not drain directly to a SWM facility are compensated for in overmanagement of treatable areas

NOTE: Facility Details, Dimensions and Specifications to be Determined at Final Engineering

SOIL KEY

6A- Baile silt loam, 0 to 3 percent slopes - hydric & not highly erodible (HSG "D")
6B- Wheaton silt loam, 0 to 8 percent slopes - not hydric & not highly erodible (HSG "B")
2C- Glenelg silt loam, 8 to 15 percent slopes - not hydric & not highly erodible (HSG "B")
116D- Blacktown channery silt loam, 15 to 25 percent slopes - not hydric & not highly erodible (HSG "C/D")
21B- Glenelg Urban land complex, 0 to 8 percent slopes - not hydric & not highly erodible (HSG "B")
21C- Glenelg Urban land complex, 8 to 15 percent slopes - not hydric & not highly erodible (HSG "B")
400- Urban Land (HSG "D")

Owner/Applicant
Montgomery County, MD
c/o Division of Building & Construction, DGS
101 Monroe Street, 11th Floor
Rockville, MD 20850
Ph: (240) 777-6114

NO.	DATE	DESCRIPTION	BY

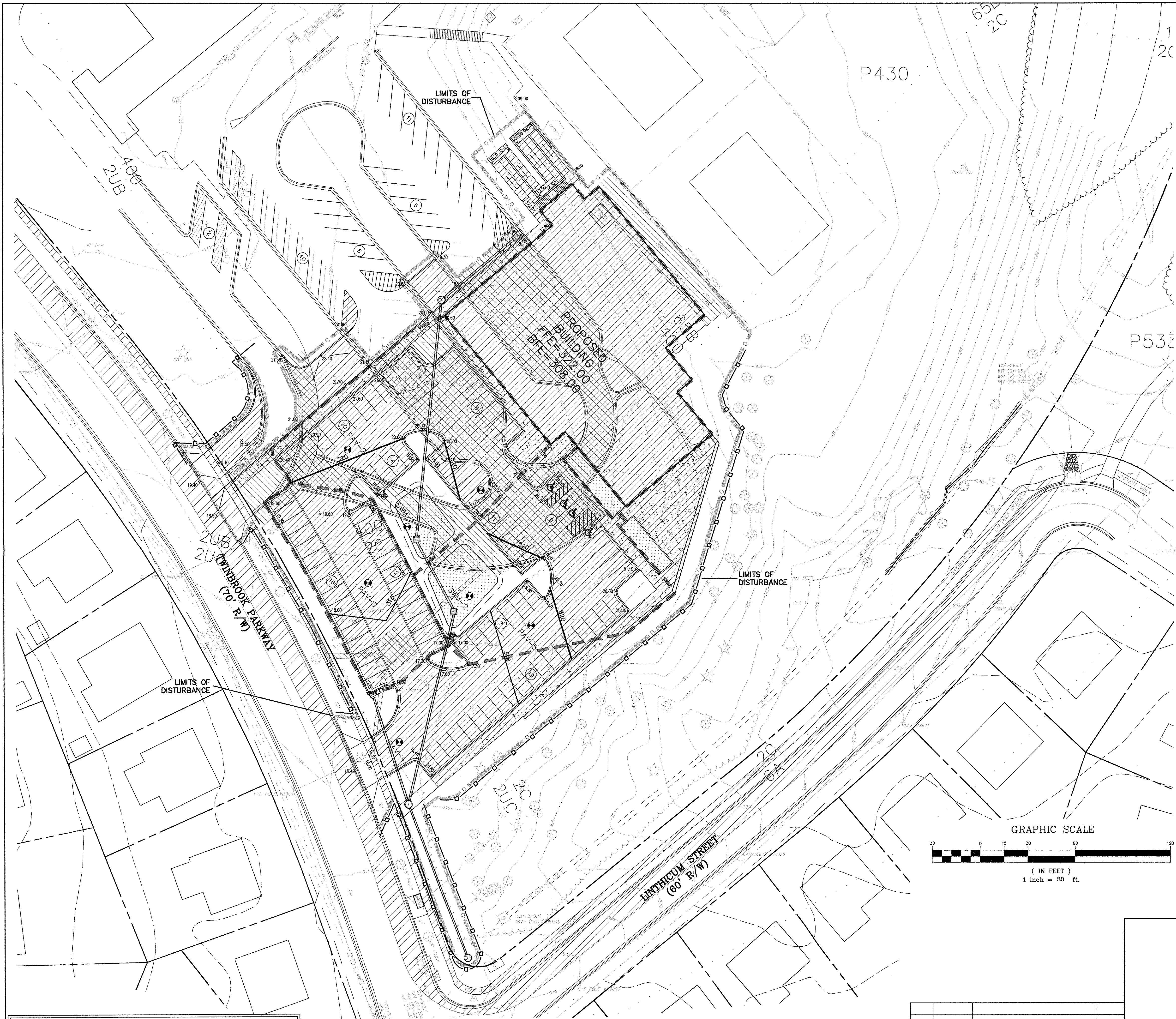
Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 16996, Expiration Date: 04/31/2014

PRE-APPLICATION & DEVELOPMENT SWM CONCEPT PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

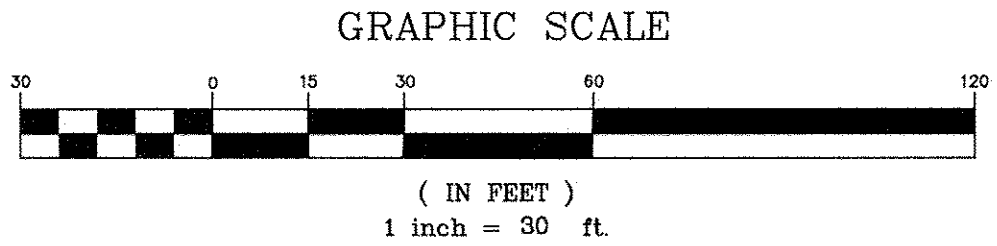
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr.	Design
PGL	PCW
Date 07/12/13	Scale 1"=30'
Project No. 12.129.13	Sheet 1 of 2



SWM LEGEND

- Existing Contour
- Proposed Contour
- Limits of Disturbance
- Existing Drainage Divide
- Proposed Drainage Divide
- New Impervious Area
- Existing Impervious Area To Be Removed
- Existing Impervious Area To Remain or Be Replaced
- R-O-W Impervious Area



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

NO.	DATE	DESCRIPTION	BY

PRE-APPLICATION & DEVELOPMENT SWM CONCEPT PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers ■ Planners
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

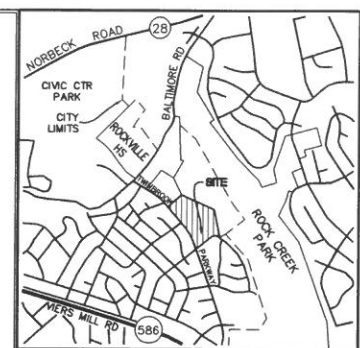
Phone 301.670.0840
Fax 301.948.0693
www.mhga.com

Proj. Mgr. PGL	Designer PCW
Date 07/12/13	Scale 1"=30'
Project No. 12.129.13	Sheet 2 of 2



SWM LEGEND

- 320 Existing Contour
- 320 Proposed Contour
- Limits of Disturbance
- Existing Drainage Divide
- Proposed Drainage Divide
- New Impervious Area
- Existing Impervious Area To Be Removed
- Existing Impervious Area To Remain or Be Replaced
- R-O-W Impervious Area
- Specimen Tree
- Significant Tree
- Trees to be Removed
- Critical Root Zone
- Proposed Planting
- Forest Saved



VICINITY MAP
SCALE 1" = 2,000'

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET

NET TRACT AREA:									
A. Total tract area									3.07
B. Deductions (land dedication not in construction on this plan, other deductions - specify)									0.00
C. Net Tract Area									3.07
LAND USE CATEGORY:									
ZONING:	R-400, R-200	R-40, R-75, RMD10, R-40, R-150 RMD15, RMD25	HL, I-H, RPR, RPC, MX1, MX2, MX3C, MXB, MXE, MXCD, MXTD	Park					
Place a "1" under the column corresponding to the correct zone of the site									
Zone: (choose only one)	0	1	0	0	0				
D. Afforestation Threshold									15% x F = 0.46
E. Conservation Threshold									25% x F = 0.77
EXISTING FOREST COVER:									
F. Existing forest cover (within net tract)									1.10
G. Area of forest above conservation threshold									0.33
BREAK EVEN POINT:									
H. Breakeven Point (amount of forest retained so that no mitigation is required)									0.83
I. Clearing permitted without mitigation									0.27
PROPOSED FOREST CLEARING:									
J. Total area of forest to be cleared									0.47
K. Total area of forest to be retained									0.63
PLANTING REQUIREMENTS:									
L. Reforestation for clearing above conservation threshold									0.08
M. Reforestation for clearing below conservation threshold									0.41
N. Credit for retention above conservation threshold									0.00
P. Total reforestation required									0.50
Q. Total afforestation required									0.00
R. Total planting requirement									0.50

SWM SUMMARY

Drainage Area ID	Total DA Area (ac.)	Impervious Area (ac.)	ESDv (ft³)	Rec'd 1	Prvd	Rec'd 1	Prvd
GR	0.31	0.31	2255	1809			
PB1	0.26**	0.26**	2300	1890			
MB1	0.32	0.21	1320	1907			
MB2	0.32	0.21	1467	1907			
PP	0.15	0.15	1379	1313			
Other	0.76	0.23	Onsite Comp***				
ONSITE	2.01	1.26	8530	8826			
ROW	0.07	0.07					

* LOD = 9.8% of Site Area. 9.8% of total 0.72 Ac. of ROW impervious area adjacent to project = 0.07 Ac.
** Total DA/IMP = 0.46 Acres, but GR is included. 0.15 Acres is new
*** Onsite areas that do not drain directly to a SWM facility are compensated for in overmanagement of treatable areas

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

NOTE: Facility Details, Dimensions and Specifications to be Determined at Final Engineering

SOIL KEY
6A- Baitle silt loam, 0 to 3 percent slopes - hydric & not highly erodible (HSG "D")
6B- Wheaton silt loam, 0 to 8 percent slopes - not hydric & not highly erodible (HSG "B")
2C- Glenelg silt loam, 8 to 15 percent slopes - not hydric & not highly erodible (HSG "B")
11B- Blacktown clayey silt loam, 15 to 25 percent slopes - not hydric & not highly erodible (HSG "C/D")
21B- Glenelg-Urbain land complex, 0 to 8 percent slopes - not hydric & not highly erodible (HSG "B")
21C- Glenelg-Urbain land complex, 8 to 15 percent slopes - not hydric & not highly erodible (HSG "B")
400- Urban Land (HSG "D")

Owner/Applicant
Montgomery County, MD
c/o Division of Building & Construction, DGS
101 Monroe Street, 11th Floor
Rockville, MD 20850
Ph: (240) 777-6114

NO.	DATE	DESCRIPTION	BY

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 18905, Expiration Date: 04/21/2014

FORESTRY/STORMWATER OVERLAY PLAN
PARCEL 430
CHILDREN'S RESOURCE CENTER
L.11005 F.00194
4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

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Proj. Mgr.	Designer
PGL	PCW
Date	Scale
07/12/13	1"=30'
Project No.	Sheet
12.129.13	1 of 1